



416A Huntingdale Road MOUNT WAVERLEY

## Bakery Business & Building For Sale!

Want to be your own boss or want to get into Mt Waverley Commercial Property Market? Then you must add this property to your new commercial portfolio!

Located near a busy intersection of Huntingdale Road and Waverley Road, the property's location is crucial for the success of any commercial venture.

A busy shopping strip with good street exposure and easy accessibility can attract a steady flow of customers and clients, ample parking spaces at the front and your own secured 1 car spaces with rear entry, short walk to Jordanville Train station and bus stops.

Additionally, the fact that it's been home to a successful bakery for nearly 20 years could indicate a stable and well-established business environment in the area.

- \* Potential lease: \$36,000 PA + +
- \* Land size: 192m2
- \* Commercial 1 Zone (C1Z) classification

**Council Rates:** \$0.00  
**Water Rates:** \$0.00  
**Strata Rates:** \$0.00



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