



8 Hosken Street SPRINGVALE SOUTH

Exceptional Opportunity

This shopping strip 90m South of Heatherton Road is popular among the locals with restaurant (about to open) hair salon and place of Worship. It benefits from easy access to all major roads, including Dingley Bypass, South Road, Princes Highway and Eastlink Tollway

- * Solid Brick improvements
- * Ample parking available at the front of the site and rear laneway loading/access.
- * Rental income \$22,497 PA net (from 1 June 2024)
- * Lease 3 years Term certain remaining on the lease commenced 01/06/2023
- * Annual increases: Fixed 4%
- * Tenant pays outgoings
- * Total floor Area: 300m2*
- * Subdivision and/or redevelopment possible subject to council approval (STCA)
- * Land area: 337m2*

Exceptional opportunity- UNDER OFFER

Council Rates: \$2,154.00/year (approx)

Water Rates: \$2,160.00/year (approx)



Tony Le

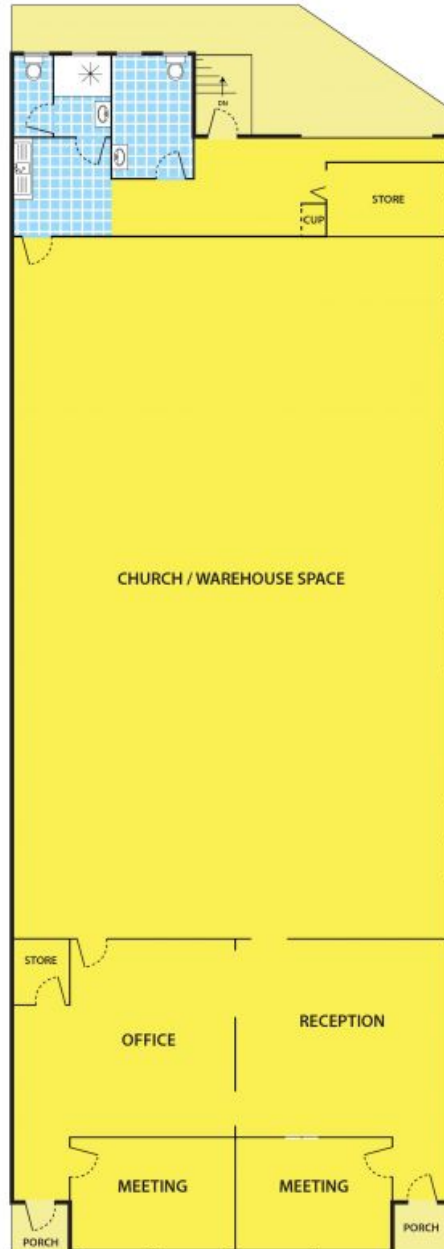
0412 133 378



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DISCLAIMER:

Please note plans are indicative only and not drawn to exact scale.
All dimensions are approximate