







This office/shop with dwelling located in Oakleigh situated on the corner of Warrigal & North Road is ready to walk out the door.

Features Include:

- \* Shop/Office area of 106 sqm approx
- \* On site car space
- \* Rear access
- \* Leased until 15/10/2010
- \* The property has a full glass shop front
- \* Partition walls
- \* Kitchenette and bathroom (including shower)
- \* Covered rear storage area (33sqm approx.) which has access via a roller shutter door
- \* Dwelling size of 63 Sqm approx
- \* Dwelling Leased until 23/3/2010 with a one year option For further details and inspections contact:

Andrew Loudon 0422 618 975

Price : \$625,000 Building Size : 169 sqm

View : https://www.crabtrees.com.au/sale/vic/e

ast/oakleigh/commercial/offices/586117

1



**Andrew Loudon** 0422 618 975