



### 304 Huntingdale Road Huntingdale VIC

Crabtrees Real Estate are pleased to offer 304 Huntingdale Road, Huntingdale for sale via Public On Site Auction Thursday 30th June at 1pm.

Positioned in the heart of Huntingdale's shopping precinct and only moments away from Huntingdale Railway Station and Bus Station interchange, this single fronted retail premises is the perfect investment opportunity!

Leased to established cafe and french bakery "Maison Arnaud", opportunities like this are often sought and rarely found with 304 Huntingdale Road Huntingdale featuring:

- + Established tenants LMVA Lailheugue Pty Ltd Trading As "Maison Arnaud"
- + Currently returning \$30,600 pa + Outgoings + GST
- + 3 + 5 + 5 + 5 year lease from 30 June 2021

**Price** : CONTACT AGENT  
**Building Size** : 145 sqm  
**Land Size** : 210 sqm  
**View** : <https://www.crabtrees.com.au/sale/vic/east/huntingdale/commercial/retail/7032578>



**Joe Monea**  
(03) 95678888



**Lachlan Quayle**  
(03) 95678888