



## 31 High Street Glen Iris VIC

Crabtrees Real Estate are pleased to offer to the market For Sale 31 High Street, Glen Iris.

This securely tenanted investment offers Commercial 1 Zoning and is situated near major arterials such as Monash Freeway and Warrigal Road making it ideal for future development.

### Lease Details:

- + Leased to Kenichi Okumura & Atsuki Hiriat trading as Izakaya Chouchou
- + Rental income of \$60,000 per annum plus GST and Outgoings
- + Three (3) Year term commencing from July 2023
- + 4% annual increases
- + Two (2) further terms of three (3) years

**Price** : CONTACT AGENT  
**Building Size** : 140 sqm  
**Land Size** : 225 sqm  
**View** : <https://www.crabtrees.com.au/sale/vic/east/glen-iris/commercial/retail/7644413>



**Joe Monea**  
(03) 95678888



**Tim Homes**  
(03) 95678888

<https://www.crabtrees.com.au>

Crabtrees Real Estate is built on history, reputation and expertise. We offer a level of knowledge others can't match.