



## 109 Greville Street PRAHRAN

### SHOP & DWELLING

Excellent opportunity to lease affordable shop & dwelling in iconic retail strip.

Features include:

- Retail area of approximately 29 Sqm.
- Rear two bedroom dwelling , with separate living room and kitchen.
- Private north facing rear yard.

Offers flexible floor plan to increase retail area on ground level.

Ideal for first time retailers looking for property to live in to reduce overheads.

Rent - \$42,000 pa plus GST

Available - 31st March 2010

Outgoings -

Graeme Wilson  
0418315645  
gwilson@wilsonagents.com.au