



## 113 Greville Street PRAHRAN

### SHOP & DWELLING

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

Features include:

- Retail area of approximately 42 Sqm. consists (front area 27 sqm meters & 15 sqm at rear)
- Rear two storey - two/three 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 - \$44,000 pa plus GST plus outgoings

Available - 1st July 2010

Graeme Wilson

0418315645

[gwilson@wilsonagents.com.au](mailto:gwilson@wilsonagents.com.au)