



## 509 High Street PRAHRAN

### POTENTIAL PLUS!

Great opportunity to secure this fabulous retail/showroom premises located in boutique shopping precinct, with bonus warehousing/mezzanine & carpark at rear via ROW. Total area approx. 165 sq. m. (1,776 sq. ft.) Suit a variety of uses from retail, office accommodation or restaurant (S.T.C.A.) - the sky's the limit! Asking Rental: \$38,500 p.a. plus outgoings (currently no GST applicable). Long lease available. Available mid August 2010. INSPECTION BY APPOINTMENT PH: 9528 8888

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