



## 423-425 Glenhuntly Road ELSTERNWICK

\*\*\* UNDER OFFER \*\*\*

Now available, this sensational double fronted shop of approx. 150 sq. m. (1,614 sq. ft.) ideally located in vibrant Elsternwick Shopping Centre just metres from Coles Supermarket and cnr Orrong Road. Currently occupied by Fruit Shop, but would suit a variety of retail uses, including cafe/food retailers. Long lease available, generous terms & incentives. Rental: \$120,000 p.a. plus outgoings & G.S.T. INSPECTION BY APPOINTMENT PH: 9528 8888

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