

## 277 Glen Huntly Road Elsternwick

### Prime Corner Retail Opportunity – Unmatched Exposure

**\$55,000 +GST +Outgoings**

Wilson Commercial is delighted to present this rare and highly sought-after corner premises, perfectly positioned in Elsternwick's bustling retail precinct. Situated opposite Elsternwick Railway Station, this high-profile location enjoys exceptional visibility and constant foot traffic from both Glenhuntly Road and Selwyn Street.

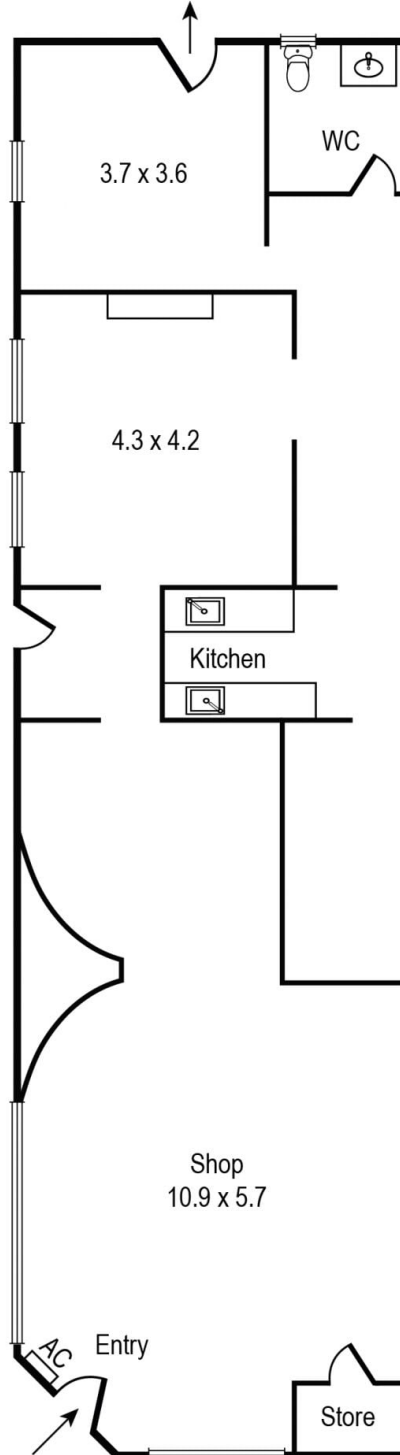
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Surrounded by thriving cafés, restaurants, and the Classic Cinema, this is an ideal opportunity for retailers, hospitality operators, or service providers looking to capitalise on a premium location.

#### Property Highlights:

- Ground floor retail space of approx. 120 sqm
- Prominent corner position with dual frontage and dual entry
- Exceptional exposure to passing vehicles, pedestrians & trams
- Just 100 metres (approx.) from Elsternwick Train Station
- Rear courtyard/storage area for added functionality

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TOTAL SQM = 120sqm (approx.)