



## For Lease

### Maximise Business

Available now with ample space to organise and maximise your business operations. Surrounding businesses in the area create a bustling commercial environment. The property also includes customer and staff parking, ensuring that visitors and employees can park without hassle.

Features Include:

- Approx 294m<sup>2</sup>
- Kitchen & Staff Amenities
- Off Street Parking
- Open front Reception

\* Council rates approx \$4,433 pa + GST

\* Water rates approx \$834 pa + GST

Call Kristy for an inspection today!

#### PRICE

\$37,500 pa + GST & Outgoings

#### ADDRESS

254 Etiwanda Avenue, Mildura, VIC 3500

#### AGENTS

**Kristy Power** - 03 5021 1900

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#### **Professionals Real Estate Mildura**

83 Deakin Avenue, Mildura Victoria 3500

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Every precaution has been taken to establish accuracy of the information but does not constitute any representation by the vendor or real estate agent. You should make your own enquiries as to its accuracy.

