

# FOR SALE



UNDER OFFER

CONTACT Russell Bartlett - 0438 305 679  
russellbartlett@methven.com.au

OFFICE Mooroolbark - 9726 8888

ADDRESS 46-52 Brice Avenue, Mooroolbark

WEBSITE [methven.com.au/908727](http://methven.com.au/908727)



[facebook.com/methvenprofessionals](https://facebook.com/methvenprofessionals)



[twitter.com/#!/methvenre](https://twitter.com/#!/methvenre)



[youtube.com/user/methvenrealestate](https://youtube.com/user/methvenrealestate)



Russell Bartlett

4 

## 1/4 North Gateway, Coldstream

### Entry Level Retail Investment

Situated at the Gateway to the Yarra Valley, this rare shop with dwelling is returning approximately \$14,540 per annum net with annual 3% reviews. Currently leased to a reliable Tenant until 31/3/2019 with a further three year option, this brick premises with large yard and rear lane way access is an ideal option for the residential investor looking to branch out in to a retail investment property. Call now for full details!

Methven Professionals Commercial Retail Industrial Sales Leasing Property Management 9726 8888



All information contained herein is gathered from sources we believe to be reliable. We cannot however guarantee its accuracy and interested parties should make and rely on their own enquiries. Print & marketing powered by iDashboard.com.au