

436 High Street LALOR, VIC

## POSITION, POTENTIAL AND HIGH ON EXPOSURE

VERSATILE PROPERTY WITH BUSINESS 4 ZONING

SUIT SHOWROOM/RESTRICTED RETAIL/OFFICE/FACTORY(STCA)

- Previously used as a Taekwondo Centre.
- Exposure to 21,000 vehicles daily. ( Vic Roads, August 2007.)
- Features, reception area, ground floor office or viewing room, kitchen, toilet, mezzanine office or viewing room, male and female change rooms.
- Includes 3 phase power, heating/cooling, alarm system, roller shutter door access and on site parking.
- Close proximity to Epping Plaza, the Homemaker Centre and the new Epping Village Market.
- Easy access to Cooper Street, Craigieburn Bypass and the Ring Road.

Ground floor building area: 205 sqm approx

Mezzanine area: 35 sqm approx

Total building area: 240 sqm approx

Rental \$460.27per week, \$2000 per month, \$24,000 per annum.

The property is also available for sale. Asking \$469,000.

Contact John Kalpakis on 0412 500 250

LOVE & CO

**Love Commercial**

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