



295 Broadway Reservoir, VIC

EXCELLENT RETAIL OPPORTUNITY

Positioned in the heart of the vibrant Broadway shopping/cafe strip within a minutes walk to the Reservoir train station.

- Retail/ office space of 74 SQM (approx.)
- Backroom/ office of 68 SQM (approx.)
- Rear Garage/ storage area of 47 SQM (approx.)
- Rear right of way vehicle access to secured undercover parking.
- Zoned COMMERCIAL 1
- Currently operating successfully as an opportunity shop

Rental: \$24,100 pa, \$2,008.33 pcm, \$463.46 pw (Plus Outgoings & GST)



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Every precaution has been taken to establish accuracy of the information in this brochure but does not constitute any representation by the vendor or agent.

LOVE & CO

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