



## 297 Buckley Street ABERFELDIE VIC

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Positioned in thriving local shopping strip with main road exposure and easy rear access, this is an ideal opportunity offering the best of both worlds. You can enter into a new lease with the current tenant that has been operating their Thai restaurant here for over 20 years, or purchase with vacant possession.

- ? Lease expires Jan 2024.
- ? Option to enter into new lease or purchase with vacant possession.
- ? Potential nett rent \$35,000 - \$40,000 p.a.
- ? Rear vehicle access to sizeable back yard.
- ? Room for extension STCA.
- ? Ample on street parking.

**Building Size** : 120 sqm  
**Land Size** : 230 sqm  
**View** : <https://www.reevic.com.au/sale/vic/north/aberfeldie/commercial/retail/7786313>



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