

# Auction Thursday 6 September at 1pm on site



## Flexible Caulfield Shop And Dwelling

827 Glen Huntly Rd, Caulfield

- > Prominently positioned along busy Glen Huntly Road, near the intersection of Hawthorn Road
- > Double storey building comprising ground floor shop and first floor three bedroom apartment
- > Land Area: 178m<sup>2</sup> approx. with excellent rear access
- > Occupied by long standing tenant trading as Batter Up Fish and Chips
- > Returning \$48,000 per annum approx.
- > Commercial 1 Zone
- > Versatile freehold with strong value add potential (STCA)

Chris Kombi 0438 156 236  
Jordan Ceppi 0418 232 122



We know Melbourne.

[fitzroys.com.au](http://fitzroys.com.au)

All dimensions are approximate. Particulars herein are for information only and do not constitute any representation by the owner or the agent

In Conjunction:



John Black 0419 341 986