

# Auction Thursday 5 September 1pm on site



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## Stylish Armadale Freehold Investment with Upside

1123 High Street, Armadale

- › Beautifully presented building located within the prime trading section of High Street, between Kooyong Road and Glenferrie Road
- › Surrounded by a number of Australia's best known high-end retailers
- › Land area of 225sqm\* with excellent rear access
- › Refurbished building of 170sqm\* plus garaged parking
- › 3 + 3 year lease to long established tenant, Eternal Bridal
- › Returning \$79,040 per annum (as at 1/11/19) plus GST
- › Significant future value-add potential (stca)
- › Brilliant investment opportunity with strong future upside positioned within one of Melbourne's most valuable and successful shopping precincts

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