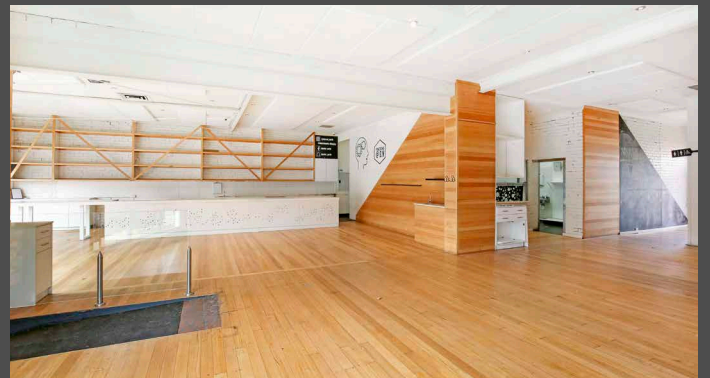


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Prominent Double Fronted Retail / Hospitality Opportunity

678 - 680 Mt Alexander Road Moonee Ponds

- › Open plan building area of 250sqm* with ample natural light
- › Wide 15 metre* frontage to Mt Alexander Road
- › Existing infrastructure in place suitable for food including grease trap, flue and canopy, gas, 3 phase power and cool room
- › Huge outdoor area which can be used for car parking or outdoor entertainment
- › Existing food permit and liquor licence in place
- › Separate male, female and disabled toilet facilities
- › Cooling/ heating facilities and alarm system
- › Immediate proximity to all modes of public transport and major road arterials allowing excellent and convenient connectivity to surrounding suburbs and the CBD
- › Suited to a variety of food, beverage and entertainment uses

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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.