

# Auction Thursday 11 November at 1pm



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## Meaty Warehouse With Upside

### 52 Lennox Street, Richmond

- › Nestled within the heart of Richmond bordered by Victoria Street (300m\*), Church Street (400m\*), Bridge Road (500m\*) and Hoddle Street (400m\*)
- › Generous site of 352sqm\* with wide street frontage
- › Flexible brick warehouse of 340sqm\* currently utilised as a food processing facility
- › Building Includes front office, multiple food preparation areas, 4 walk in cool rooms, freezer, flu, grease trap, 3 phase power, 2 roller doors and loading area
- › Short term lease to Hagen's Organic Butcher
- › Currently returning \$88,956 per annum plus GST
- › Commercial 1 Zone
- › Opposite Richmond West Primary School, next to All Nations Hotel and within walking distance to an array of retail, hospitality and lifestyle options
- › Excellent opportunity for the owner occupier, investor or developer (stoa)



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