



Cheltenham, VIC
10 Railway Road



Melbourne Acquisitions are pleased to offer 10 Railway Road, Cheltenham for sale.

- > Brand new 80sqm corner café with indoor / outdoor seating
- > Secure lease 5 years plus further option 5 years
- > Returning \$36,000 p.a, net* with 3% annual increases
- > Basement parking for 1 vehicle on title
- > Next door to City of Kingston Council offices, 'ILIXIR' 115* apartments and directly below 'The Village' 170* apartments
- > Close to Charman Rd retail strip, Station St and Train Station

Cheltenham is a well-established suburb approximately 19 kilometres from the Melbourne CBD and the property is perfectly positioned in this highly regarded location which is a retail and employment hub to some of Melbourne's most sought-after residential suburbs such as Brighton, Black

Rock, Beaumaris, Hampton, Mentone and Sandringham.

For more information, please contact the exclusive marketing agents.

\$600,000 to \$660,000

Contact: Dominic Gibson
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Type: Retail

Land: 80m2

<https://www.melbourneacquisitions.com.au>