



**85 Railway Avenue Laverton VIC**



- Outstanding freehold quality shop with existing bakery newly leased in high exposure shopping strip with large allotment all within short walk to Laverton train station.
- Total land area 372m<sup>2</sup> approx.
- Building area 155m<sup>2</sup> approx.
- Rear laneway access to large parking area.
- Commercial 1 zone, with two lots.
- Existing bakery with Lease
- Rental - \$46,800 Per Annum Plus GST / Plus Outgoings
- Lease Terms - 3 x 3 x 3 commencing 5th April 2024.

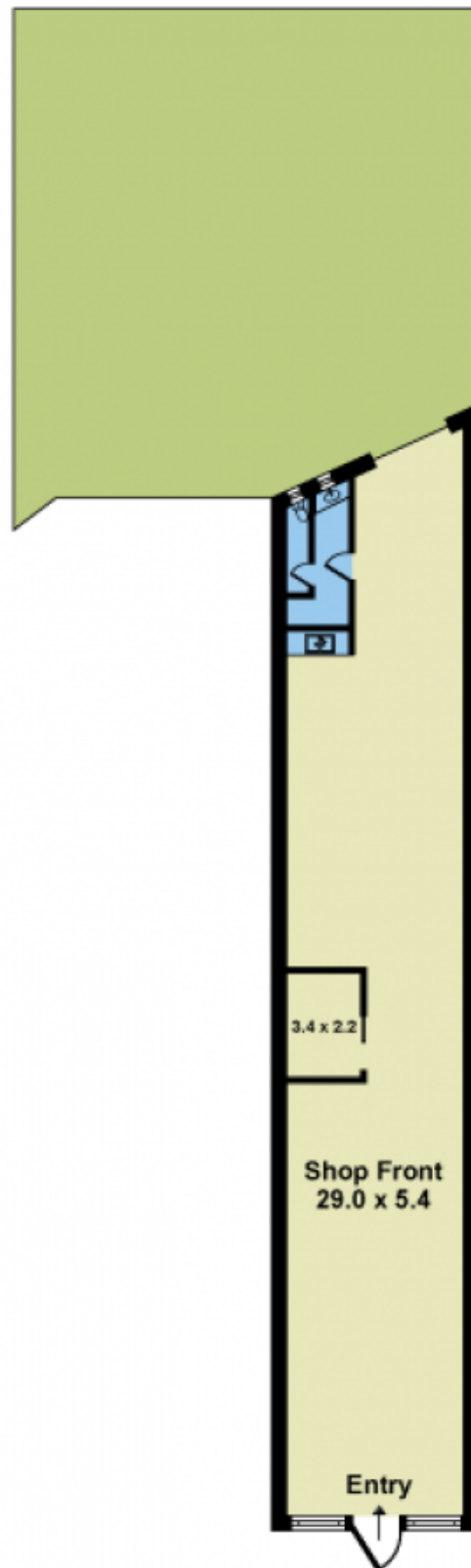
**Price** : Contact Nick 0412 586 815  
**Building Size** : 155 sqm  
**Land Size** : 372 sqm  
**View** : <https://www.douglaskay.com.au/sale/vic/west/laverton/commercial/retail/7437657>



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