



69 Berkshire Road Sunshine North VIC

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Situated on the bustling and high profile Berkshire Road Shopping Strip. Servicing one of the West's largest suburbs and only 11km from the Melbourne CBD. Highly accessible with the Western Ring Road only moments away and flushed with a variety of zones in every direction - Residential, Commercial and Industrial.

Building Size : 110 sqm
Land Size : 186 sqm
View : <https://www.douglaskay.com.au/sale/vic/west/sunshine-north/commercial/retail/7529691>

- _ Established tenancy to Sunshine North Laundry
- _ Rental \$25,044 per annum, plus outgoings paid by tenant.
- _ New 5 Year Lease. Leased to 14th December 2027.
- _ 4% Annual Increases.
- _ Land area 186m2 approx.
- _ Building area 110m2 approx.
- _ Zoned Commercial 1 with scope to develop a first floor apartment.



Peter Kay
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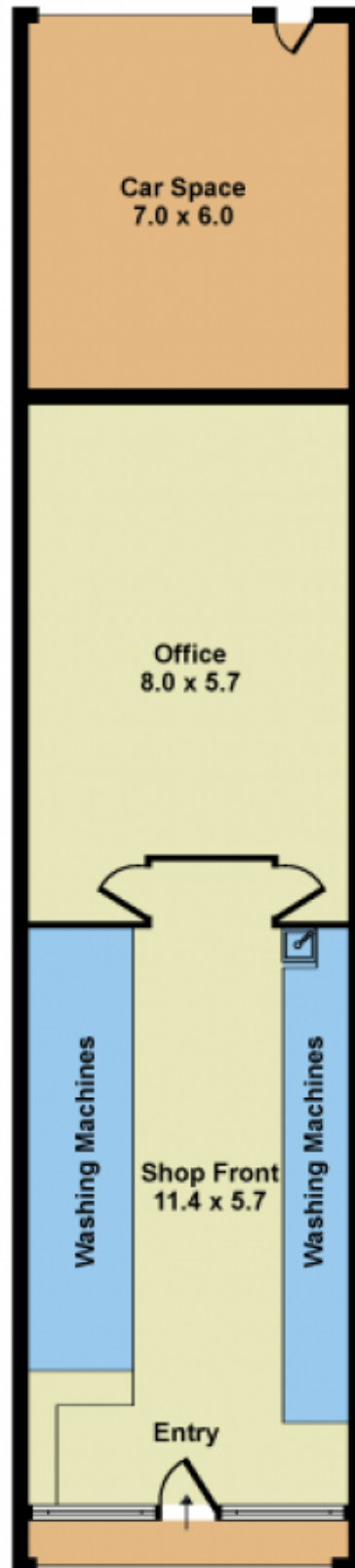


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