



3 Railway Place CREMORNE

\$555,000 - \$610,000

Inner-Suburban Modern Commercial Property with Great In...

PhilipWebb Real Estate is pleased to offer 3 Railway Place, Cremorne for Private Sale. Currently utilised as a cafe, this modern shop front is just two and half years old. The property enjoys an iconic location just off vibrant Swan Street and is only metres from Richmond East Train Station. With an excellent return on investment and the opportunity of great capital growth on the fringe of the Melbourne CBD.

- *Long lease remaining (12.5yrs in total) ? 2.5yrs plus 5yrs + 5yrs options
- *Current rental return of \$38,500 (approx.) inclusive of GST
- *CPI increases annually or minimum 2% increase
- *Tenants pay all outgoing
- *80 square (approx.) shop front with bathroom and basement storage
- *Indoor and outdoor seating for up to 30 people
- *Ample car parking nearby
- *Prime location off Swan Street, metres from Richmond East Station
- *Proximity to the MCG, Melbourne Park and Melbourne CBD

Bed | Bath | Car

Contact

Harry Fares

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*Great potential for return on investment of approximately 5.6% to 6%

PhilipWebb Real Estate Coronavirus Update

The health of our valued clients and staff is our highest priority.

In accordance with State Government guidelines, open for inspections are currently not permitted.

During this time, we encourage you to contact the listing agent with your details to register your interest.

We're all in this together and we thank you for your understanding.