



Gross Waddell ICR

1103-1107 Glen Huntly Road  
Glen Huntly



For Sale

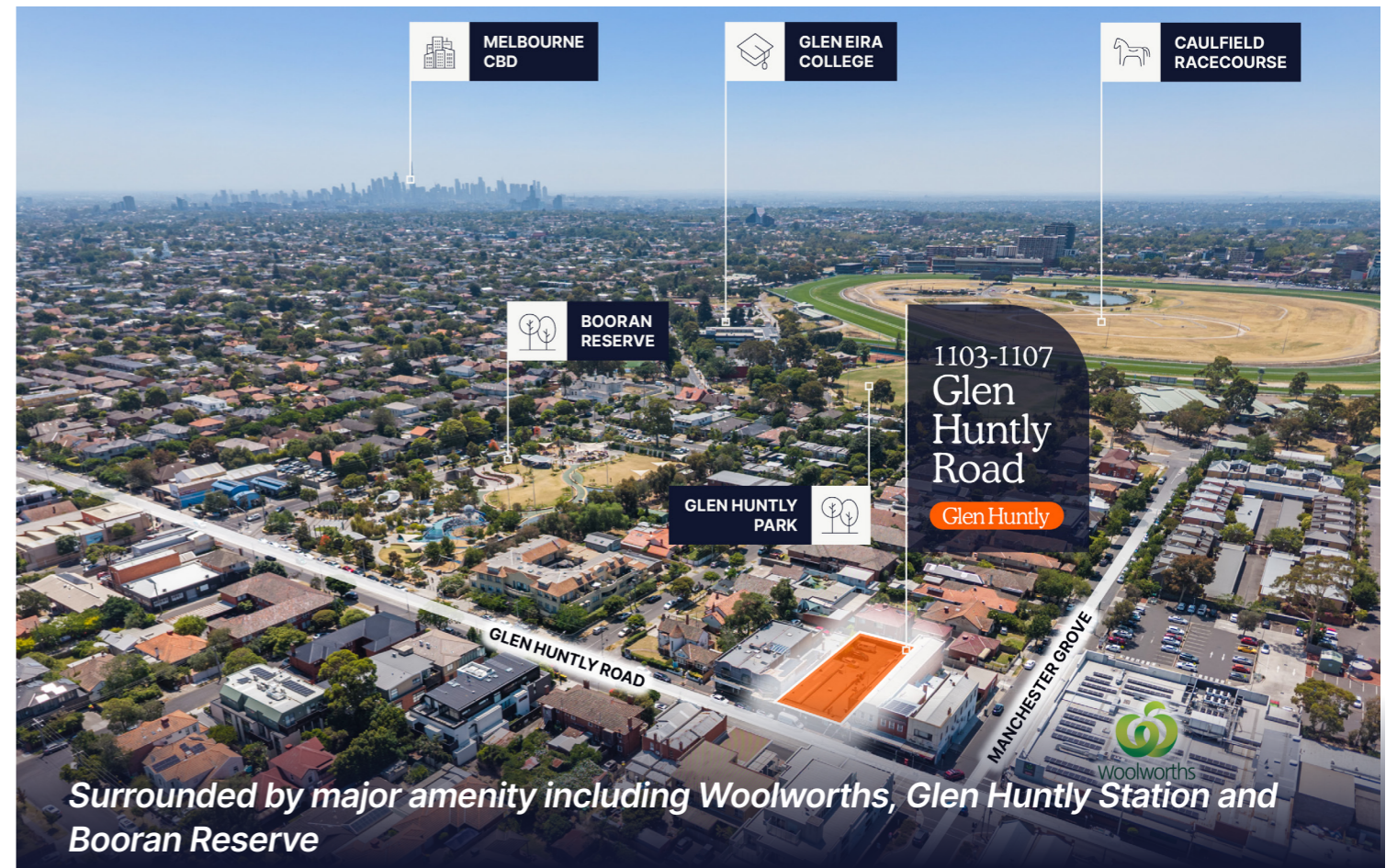
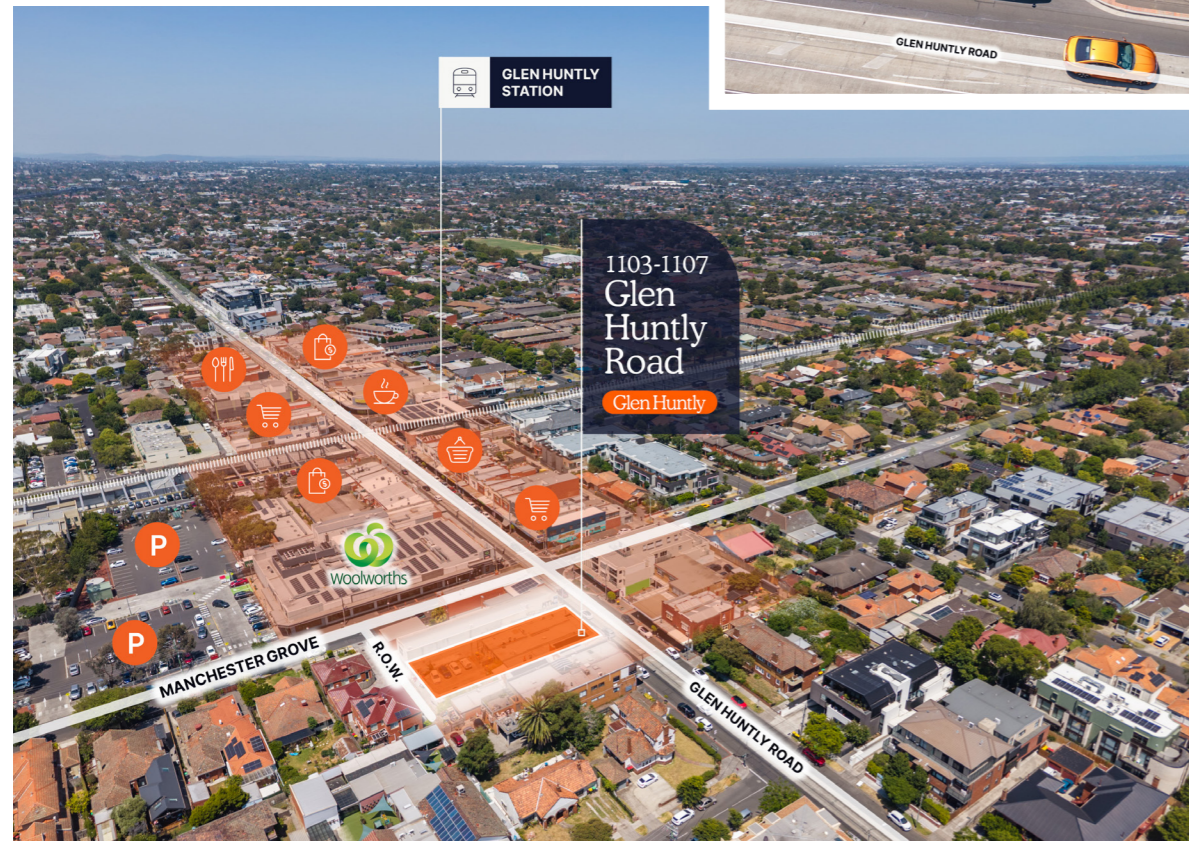
# Prime Glen Huntly Retail

## Buy One or Secure the Lot

Offered as 2 titles or in one line

Gross Waddell ICR is pleased to offer for sale a rare opportunity to acquire three adjoining retail properties within one of Melbourne's most tightly held neighbourhood shopping strips.

1103-1107 Glen Huntly Road presents a flexible investment and future development opportunity positioned moments from Woolworths, Glen Huntly Station and the highly regarded Booran Reserve. With strong underlying land fundamentals, Commercial 1 zoning and multiple income streams, this is an offering that will appeal to investors, future owner occupiers and developers alike.



Surrounded by major amenity including Woolworths, Glen Huntly Station and Booran Reserve

### Key Highlights



Three (3) retail tenancies offered in one line or as two (2) titles



Total land area of 672sqm\* with a frontage to Glen Huntly Road of 16.5m\* and rear ROW



Combined building area of 327sqm\* over three tenancies



Total rental of \$134,739\* p.a.



Commercial 1 Zone – suited to a range of commercial uses and future redevelopment (STCA)



Located within a tightly held retail strip with strong local and commuter foot traffic

### Tenancy Schedule

Address	Tenant	Area (sqm)*	Rental p.a.*	Lease Term	Lease Comm.	Options	Reviews
1103 Glen Huntly Road	Katsumo Japanese Restaurant	103	\$44,505	3 years	19/08/2024	1 x 3 years	Annual 3.5%
1105 Glen Huntly Road	Scissor Blades Hair Design	115	\$44,717.09	3 years	07/11/2023	1 x 3 years	CPI
1107 Glen Huntly Road	Nagoya Japanese Restaurant	109	\$45,516.30	3 years	01/09/2025	Nil	CPI
<b>Total</b>		<b>327</b>	<b>\$134,738.39</b>				

\*Approximate



# Gross Waddell ICR

Every angle covered.



## Method of Sale

Private Sale

## Sale Terms

10% Deposit and 60/90 days settlement or by negotiation.

## EXCLUSIVE SELLING AGENTS



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