

## 2 & 3/471 Princes Highway Narre Warren VIC

This exceptional investment opportunity consists of two adjoining commercial shops sold as one package, currently leased as a thriving restaurant, generating an annual rent of approximately \$72,000/year.

The property offers ample space and versatility for various commercial uses. Strategically positioned in a high-traffic area with excellent visibility and accessibility on Princess Highway, Narre Warren ensuring maximum exposure for your business, providing ample space for retail, office, or service-oriented ventures.

The property located as part of a 900 sqm block shared with one neighboring business, providing convenient parking spots available at the rear, plus access to a shared

<b>Type</b>	: Offices
<b>Price</b>	: \$1,440,000 - \$1,540,000
<b>Building Size</b>	: 206 sqm
<b>Land Size</b>	: 210 sqm
<b>View</b>	: <a href="https://www.yere.com.au/sale/vic/south-east/narre-warren/commercial/offices/8162480">https://www.yere.com.au/sale/vic/south-east/narre-warren/commercial/offices/8162480</a>



**Lin Zhang**  
03 8578 5700



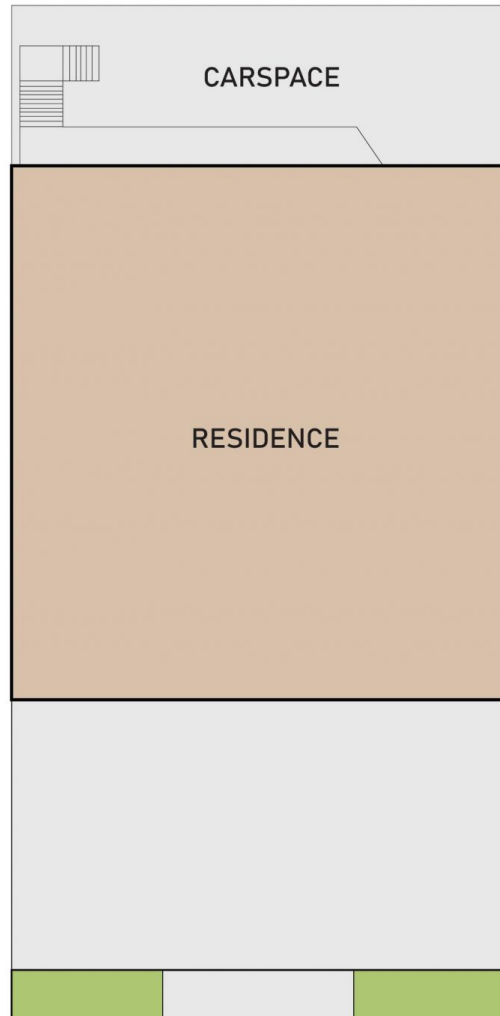
**Steven Tao**  
03 8578 5700

[For full version visit the website](https://www.yere.com.au)

FLOOR PLAN



SITE PLAN



**YE YOUR EXPERT**

**2/471 PRINCES HIGHWAY, NARRE WARREN**

FLOOR AND SITE PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND NOT TO SCALE. THE VENDOR, AGENCY OR SUPPLIER MAKE NO GUARANTEE, WARRANTY OR REPRESENTATION AS TO THE ACCURACY OF ANY INFORMATION CONTAINED HEREIN AND THE COMPLETENESS OF THE FLOOR PLANNED WILL ACCEPT NO LIABILITY FOR ITS ACCURACY. INTERESTED PARTIES ARE ADVISED TO MAKE THEIR OWN INDEPENDENT ENQUIRIES.