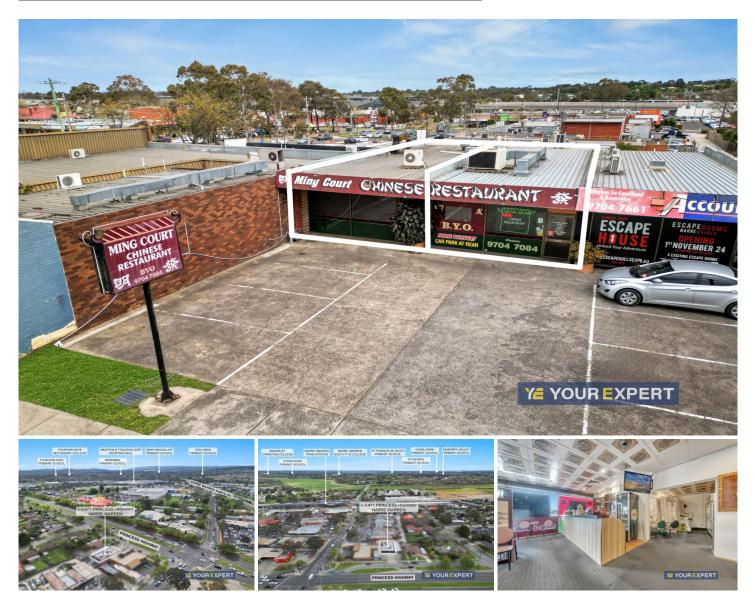
# Y YOUR EXPERT



#### 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 a 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

#### For full version visit the website

Type Price Building Size : 206 sqm Land Size

View

- : Offices : \$1,440,000 - \$1,540,000
- - : 210 sqm
  - - : https://www.yere.com.au/sale/vic/southeast/narre-warren/commercial/offices/81 62480



Lin Zhang 03 8578 5700

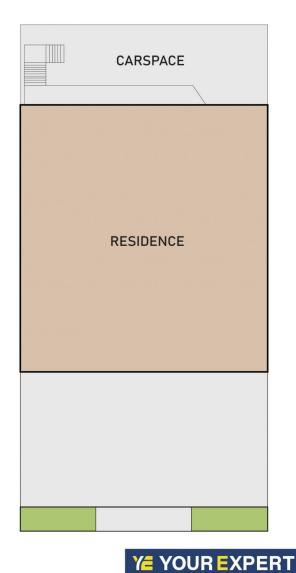


Steven Tao 03 8578 5700

### FLOOR PLAN

SITE PLAN







## 2/471 PRINCES HIGHWAY, NARRE WARREN

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