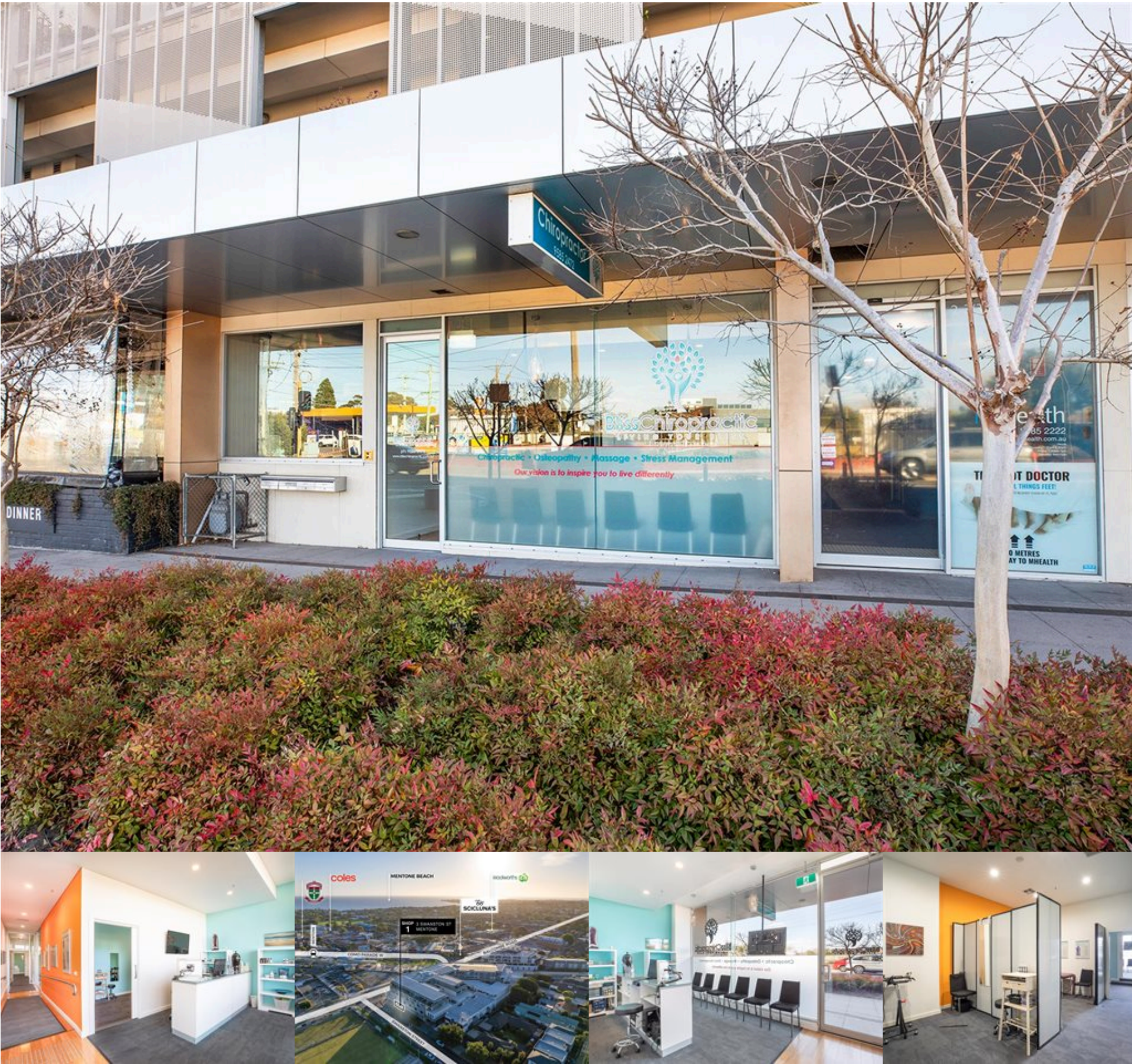


YOUR PLUG-AND-PLAY PRESENCE IN MENTONE'S HEARTBEAT.

Sale/Lease - 1/3 Swanston Street, Mentone VIC 3194

Medical, Offices, Retail



Overview

ID:	21350	Building:	120m ²
Price:	Contact Agent	Zoning:	Activity Centre Zoning - Schedule 2
Rent:	Contact Agent		

Description

POINT OF INTEREST:

If you want proof that Mentone's only getting hotter as a Bayside suburb, visit Huff Bagelry on a Saturday morning. And if you want evidence that this is a rare turnkey opportunity for medical, allied health, office/retail occupiers, check the fit-out. This 120 sqm* ground-floor space offers a prominent 6 metre* frontage to Swanston Street, additional signage exposure to Balcombe Road, and a location just metres from the upgraded Mentone train and bus interchange - visibility and connectivity baked straight in. Inside, the high-quality fit-out includes reception, 5-6 consultation rooms, compliant access and shared modern amenities - a setup estimated to save an incoming occupier over \$200,000 in upfront costs. With 4 secure car spaces, an on-site café, gym, surrounding popular retail and hospitality, and 77* apartments above generating daily demand, this is a plug-and-play bayside commercial address that rarely comes to market.

- 120 sqm* total building space.
- 4 secure basement car spaces.
- 6 m* frontage to Swanston Street plus additional signage exposure to Balcombe Road.
- Activity Centre Zoning - Schedule 2 (favourable for medical occupiers).
- Fully-fitted medical / allied health premises.
- On-site café, gym, and other retail in the building.
- 77* residential apartments above in the same complex.
- Metres from the bustling Mentone railway and shopping village.

POINT OF VIEW:

Woolworths, Chemist Warehouse, Sunnyside Sliced — Mentone knows what the people want, and keeps building on it. Something you won't need to worry about, considering the \$200K fit out is already taken care of.

*Approx.

Pricing excludes GST

Additional Info

Features

Air Conditioner	Yes - throughout	Condition	Fully fitted
Availability	Immediate	Floors	Carpet
Car Spaces	4	Wheel Chair Access	Yes
Car Parking Fees	Nil	Zoning	Activity Centre Zoning - Schedule 2

Outgoings

Owners' Corporation	\$4,409 p.a.*	Water Rates	\$842 p.a.*
Building Insurance	Incl. in Owners' Corp fees	Land Tax	TBA
Council Rates	\$2,233 p.a.*		



TIM COONEY
DIRECTOR - SOUTHERN REGION

M: 0468 860 737
T: (03) 9623 2582
E: tim.cooney@cva.melbourne

www.cva.melbourne
Head Office: Melbourne
Offices: Laverton North
| Cheltenham | Bayswater

