



164 Union Road Ascot Vale VIC

Perfectly located in cosmopolitan Union Road shopping village. The property is located approx. 5km from the Melbourne CBD with the 57 tram at your door en route to city. Close to Ascot Vale train station, Royal Melbourne Showgrounds and Flemington racecourse. The potential to further renovate, extend or redevelop (STCA).

? Currently leased to a fully licensed bar at a rental of \$28,981 per annum plus outgoings
 ? Lease Term: Expiring July 2023
 ? Commencement: 22 July 2018

Property Summary:

? Land area: 186m²*
 ? Total building area: 120m²*
 ? Rear ROW access
 ? On-site parking for 2 vehicles

Building Size : 120 sqm
Land Size : 186 sqm
View : <https://www.alexkarbon.com.au/sale/vic/north/ascot-vale/commercial/retail/6209709>



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