



1/33 Pascoe Street Pascoe Vale VIC

- Unique (approx) 47m2 Shop and 111m2 Residence on one title
- Ideal for professionals looking for an office offering great exposure and residence above (with separate entrance) or Investors looking for two income streams
- Returning \$49,000pa on a fully leased basis.
- Located in vibrant boutique shopping precinct surrounded by residential properties and two of the areas most recognised schools.
- Residence contains two bedrooms, open plan living area, bathroom, laundry and North facing balcony. Features Stone benchtops, stainless steel appliances, hardwood floors, split system air-conditioning and is leased until Jan 2025 at \$1,977pcm.
- Retail space currently leased until June 2024 comprises an open space, and kitchenette features split system, security system, 3 phase power.

Price : \$ 650,000
Building Size : 158 sqm
View : <https://www.peterleahy.com.au/sale/vic/north/pascoe-vale/commercial/retail/7630292>



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1/33 PASCOE STREET, PASCOE VALE

PETER LEAHY
REAL ESTATE



DISCLAIMER:

Please note plans are indicative only and not drawn to exact scale.
All dimensions are approximate