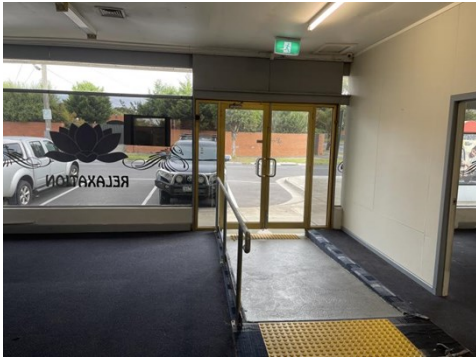


# For Lease

AREA m<sup>2</sup>: 220 RENT PA: \$36,000

LAWSON  
REAL ESTATE



## 22 BELLERIVE AVENUE, MOUNT WAVERLEY 3149

*SO MUCH POTENTIAL*


### DESCRIPTION:

FULL REFURBISHMENT UNDERWAY

COMPLETELY BLANK CANVASS

- + prominent location
- + adjoins Red Rooster, BP and Hungary Jacks
- + corner Ferntree Gully Rd & Stepsons Rd
- + Office, Showroom, retail, commercial ? (STCA)

- Grocery, Showroom, Retail ?

Premises:	
Building Area m <sup>2</sup> :	220
Divisible Area m <sup>2</sup> :	220
Rent:	\$36,000
Estimated Outgoings:	\$6,500
GST:	All prices are exclusive of GST
Car Spaces:	0
Council:	Monash City Council
Zoning:	C1Z Commercial 1 zone
Contact:	
	<b>Steven Lawson</b> 0418 536 003 steven@lawsonrealestate.com.au

[www.lawsonrealestate.com.au](http://www.lawsonrealestate.com.au)

P 03 9562 7633 | A 1/1 Hardner Road, MOUNT WAVERLEY, VIC 3149

IMPORTANT: The Information contained within this listing has been obtained from sources believed reliable. Notwithstanding, Lawson Real Estate has not verified the information contained herein and makes no guarantee, warranty or representation (express or implied) about the information contained herein. Subject to any unexcludable legislative provisions and to the full extent permitted by law Lawson Real Estate accepts no responsibility or liability (including in negligence) for the information contained herein. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. For terms of our Privacy policy please refer to the following website [www.lawsonrealestate.com.au](http://www.lawsonrealestate.com.au).