



**682 Mt Alexander Road Moonee Ponds**

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## **MULTI PURPOSE RETAIL / HOSPO & MORE OPPORTUNITY**

**\$55,000 p.a. + GST + outgoings**

Discover the endless potential of this prime commercial space, nestled among the most popular and bustling eateries in Moonee Ponds area.

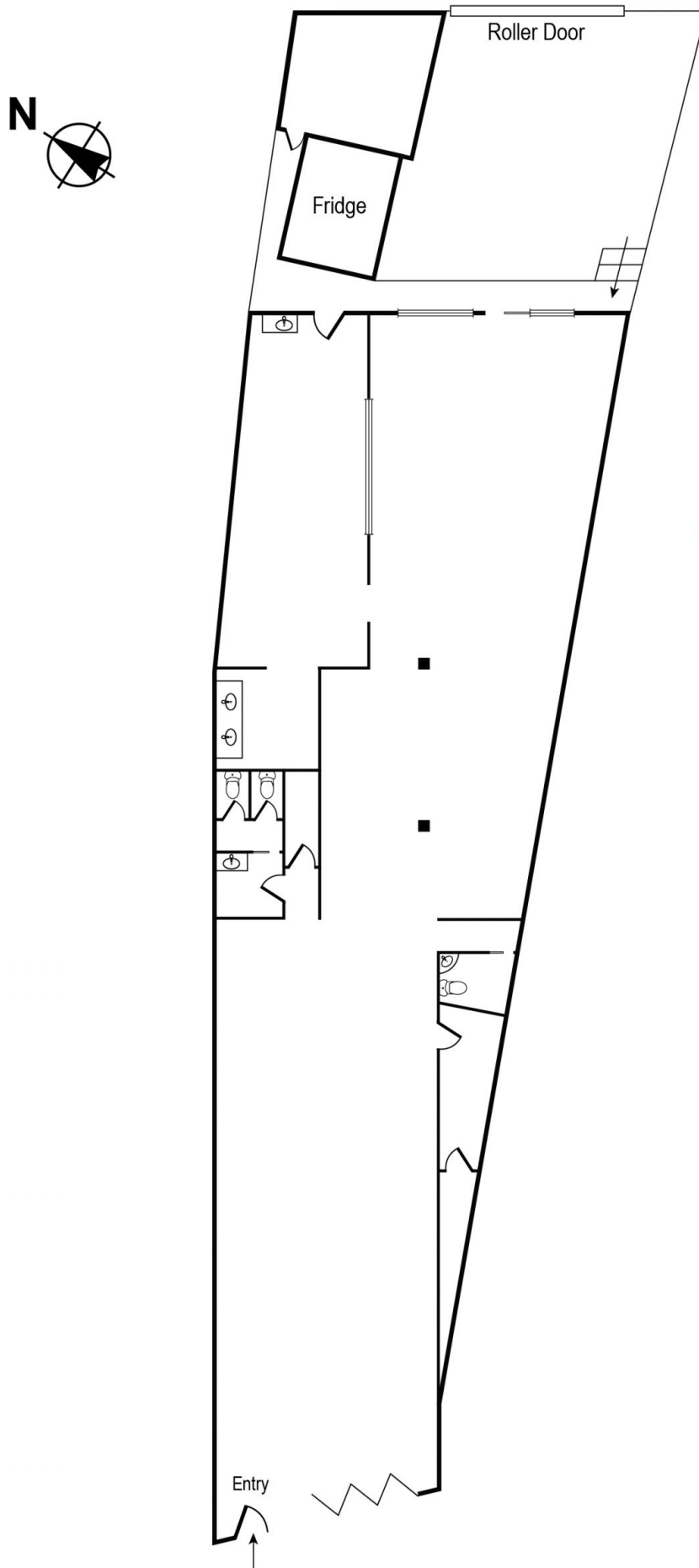
This versatile property is a blank canvas eagerly awaiting your creative vision. Whether you're envisioning a restaurant, retail showroom, office, or allied health practice (STCA), this location has it all.

- Spacious Layout: 307 sq. m (approx) open plan space.
- Convenient Access: Rear access and off-street parking.
- Hospitality Ready: exhaust canopies in place.
- High Visibility: Prominent main road location on tram line.
- Amenities: Separate male and female toilet facilities.
- Flexible Terms: Long-term lease available.

Make your mark in Moonee Ponds with this exceptional opportunity!  
Available Now - Inspection by Appointment.

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TOTAL SQM= 307sqm (Approx.)

Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of doors, windows, rooms and any other items are approximates only. The producer or agent cannot be held responsible for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such.