







83 Brighton Road Elwood

VERSATILE RETAIL / CONSULTING ROOMS

Wilson Commercial are pleased to offer for lease 83 Brighton Road, Elwood.

Offered for the first time in 25+ years, this versatile retail premises in a charming & popular local neighbourhood shopping strip, is currently operating as a chiropractic clinic and could lend itself to many potential uses (STCA) from allied health, retail, food & beverage, hair & beauty or offices.

- Area 58 sq m approx (single level);
- Currently configured with reception area & 2 consulting rooms;
- Air conditioning;
- Private kitchen & bathroom facilities;
- Footpath trading potential (STCA);
- Tram #67 practically at doorstep;
- Rental: \$38,500 pa nett + GST
- Available late Sept '24;

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Nicole Scrofani 0411 224 451 nscrofani@wilsonagents.com.au

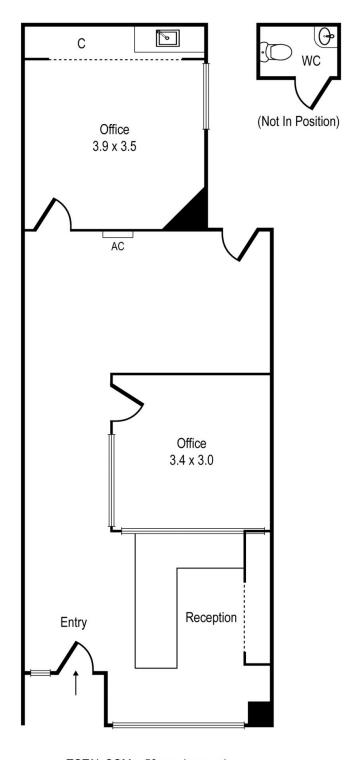
Lan Nguyen 0421 410 466 Inguyen@wilsonagents.com.au





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TOTAL SQM = 58sqm (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.