



## 83 Brighton Road Elwood

### VERSATILE RETAIL / CONSULTING ROOMS

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

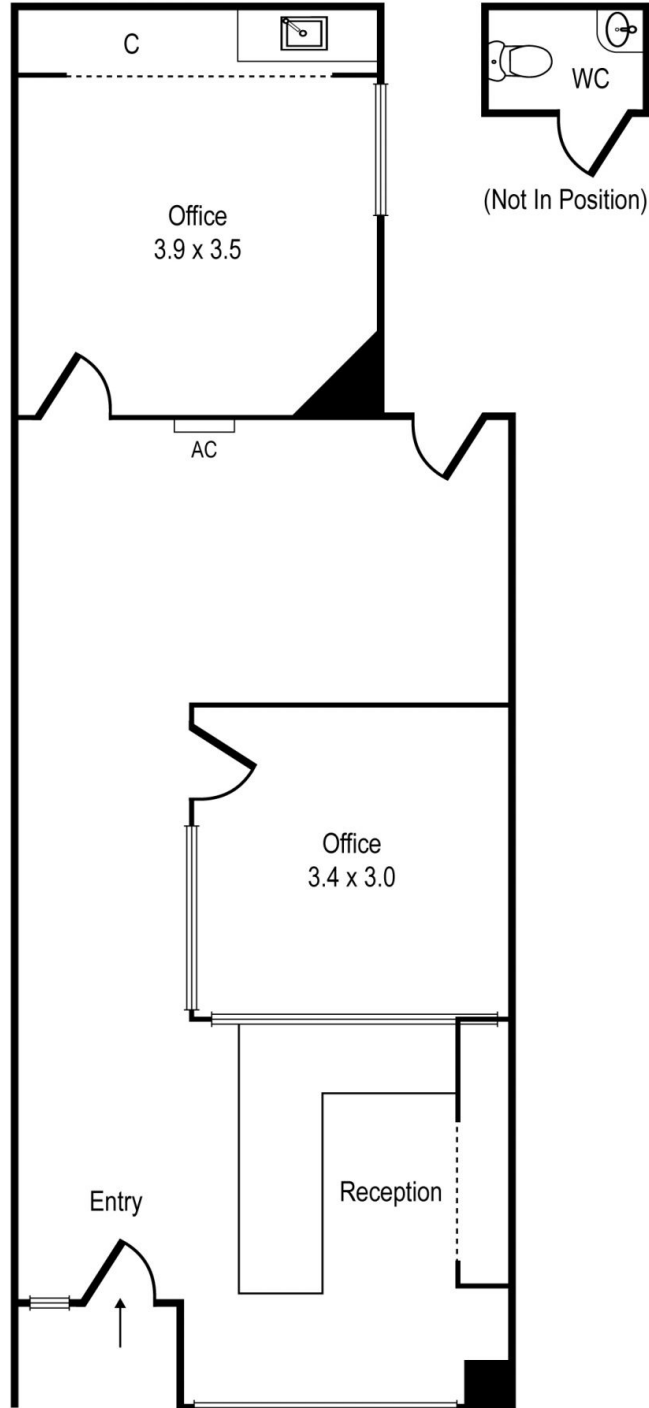
Offered for the first time in 25+ years, this versatile retail premises in a charming & popular local neighbourhood shopping strip, is currently operating as a chiropractic clinic and could lend itself to many potential uses (STCA) from allied health, retail, food & beverage, hair & beauty or offices.

- 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;

**\$38,500 pa nett + GST**

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TOTAL SQM = 58sqm (approx.)