

# Nelson Alexander

**7/387 Station Street, Thornbury VIC  
3071**

**Sold**

31/03/2024 Undisclosed

Nelson Alexander Commercial are pleased to present 7/387 Station Street Thornbury for Private Sale. Located on Station Street with excellent passing traffic this high exposure site is the perfect opportunity for the astute investor. The lease is recently renewed for 5 years and is a fantastic set and forget investment opportunity that we highly recommend. Key Investment Features: > Zoned Commercial 1(C1Z) > Building Area 91m<sup>2</sup>\* (approx.) > Securely Leased to Con's Corner Fish & Chip Shop > Net Income \$22,000 pa\* > Lease Renewed for 5 Years From January 2024 > Front & Rear Access > Ample Car Parking at Shopfront > Surrounded by Multiple Established Businesses > Prime Corner Location with High Exposure For all property enquiries or to arrange an inspection, please contact exclusive selling agents Nelson Alexander Commercial on 9419 5511. \*approx.

**Tom Alexiadis    Ethan Wong**

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