



## 189 Imlay St Eden

### A GRADE COMMERCIAL

- Fantastic modern freehold building positioned in the commercial heart of Eden with approx 230m<sup>2</sup> of floor and storage space.
- Facing East with morning sun to Imlay Street and rear lane access for brilliant convenience.
- Excellent foot traffic (between supermarket & chemist) with the same usage for over 35 years.
- Currently grossing \$24,600 per annum with CPI annually.

**Full particulars & all inspections contact Exclusive Selling Agents.**

This information has been provided to us by third parties and we do not accept any responsibility for its accuracy. You should make your own enquiries and check the information so as to determine whether or not this information is in fact accurate. You must make your own assessment and obtain professional advice if necessary.

<b>Price</b>	SOLD for \$350,000
<b>Property Type</b>	Commercial
<b>Property ID</b>	1358
<b>Office Area</b>	0

### Agent Details

Chris Wilson - 0427 003 406

### Office Details

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