



25 Ross Rd, Altona North



## Ideal Retail or Office in Strategic Pocket

The perfect commercial address for a shop, office, café, small start-up or Uber Eats business (STCA) within a strategic residential pocket of Altona North neighbouring a row of 8 shops and or offices. Boasting a superb corner position which places you a short walk from SJ Clement Reserve, Altona Lakes Public Golf Course, Altona Nth Kindergarten, Altona Miniature Railway, just moments from Millers Junction Altona with Bunnings, Officeworks, Aldi and Woolworths and with excellent access to major roads and freeways. Features a wide open south facing shopfront with ramp entry and spacious terracotta tiled open interiors encompassing 5.6m x 12.6m's (~70.56m) with a rear kitchenette, store room, two toilets, under stair storage and single remote garage with internal entry. Entirely separate from the upstairs accommodation, this unique commercial

🚗 2

Price \$19,500 Per Annum  
Plus GST/Outgoings

Property Type Commercial

Property ID 1269

Office Area 150 m2

### Agent Details

Ross Cooper - 0409 325 411

### Office Details

Commercial  
24A Kanowna St  
Williamstown, VIC, 3016  
Australia

opportunity includes roller door and window shutter security.

Disclaimer: all information given is as approximate only and may be subject to change. Potential purchasers are encouraged to make their own enquiries.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.

03 9397 8900

