



### 3/73 The Terrace Ocean Grove VIC

Set in an outstanding location in the main street of Ocean Grove, this very neat and well presented shop would suit a variety of uses. It presents as a great investment opportunity and entry into the commercial investment market.

**The Facts:**

- Floor space of 44m2
- High foot traffic location
- Set in amongst successful businesses
- Rental estimate of \$30,000 p.a. + GST + Outgoings

Owners Corporation - \$7,200 p.a. approx  
 Council Rates - \$2,031 p.a. approx

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**Type** : Retail  
**Price** : \$590,000-\$640,000  
**Building Size** : 44 sqm  
**View** : <https://www.bellarineproperty.com.au/8069283>

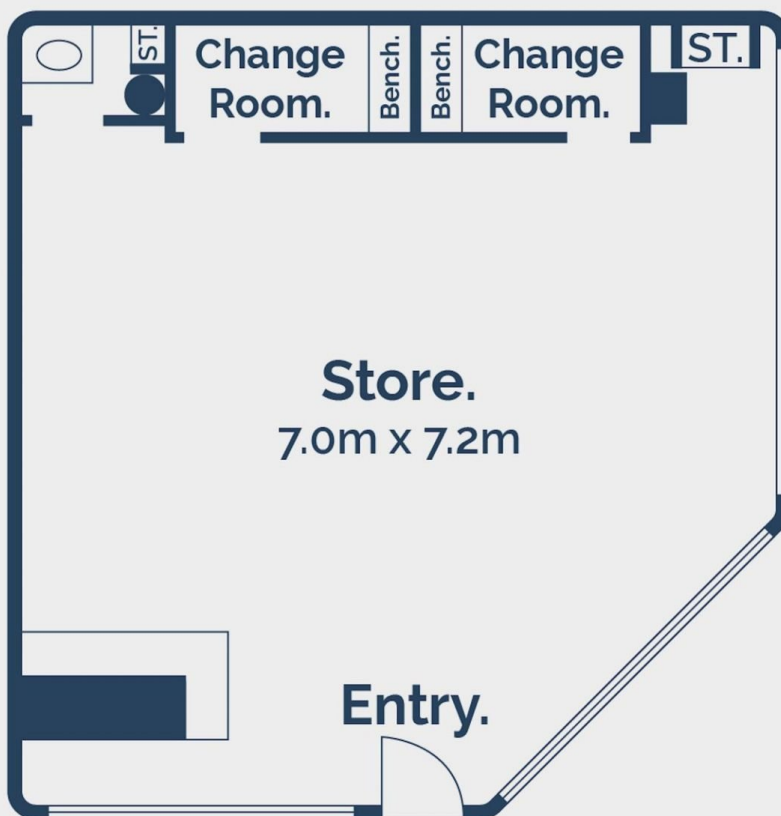


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