



481-485 St Georges Road, Thornbury

2 

### FOR SALE OR FOR LEASE!

Café/Bar/Restaurant opportunity exists for the astute operator in Busy St Georges Road Thornbury. Tram at your doorstep, Train 500 meters away and a picturesque palm tree lined North to City bike path down the centre of St Georges Rd will give you access to constant foot traffic.

With 19 METRE FRONTAGE at your disposal, you have the opportunity to choose from a vary floor plate from:

-2X 75 sqm

-1X 150 sqm

The Commercial Property has 2 onsite parking, separate toilets and incredible storage areas.

The experienced/astute operator can leave their mark and make a name for themselves in this sought after suburb.

Flexible terms available and a long lease to ensure future saleability.

Contact Nick Lattuada to find out more.

 150 sqm

### Lease

ID# 42007120015

**Property Type** Offices, Retail/Office, Showrooms/Bulky Goods

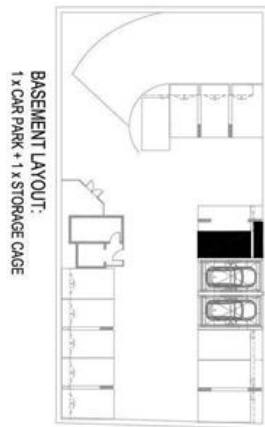
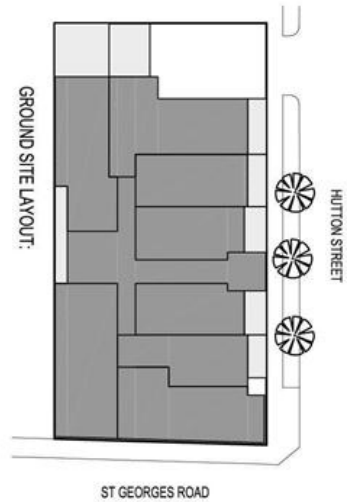
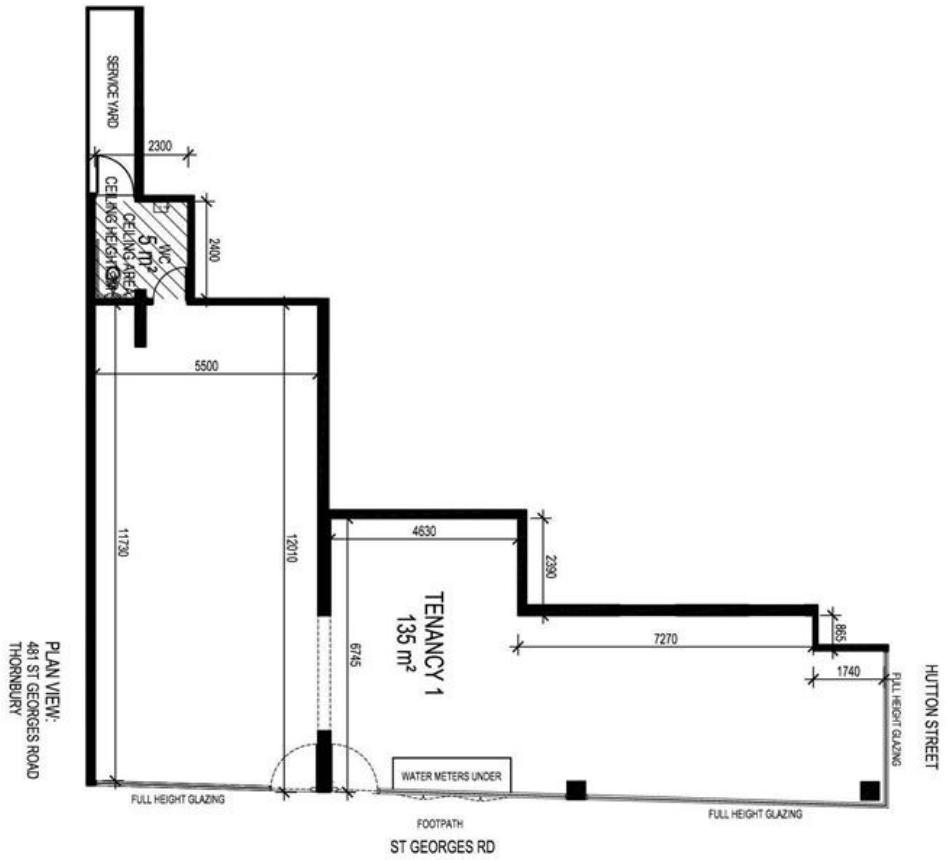
**Building Area** 150 sqm (approx)

**Date Available** Now



**Nick Lattuada**  
0406 498 271

481 ST GEORGES ROAD  
THORNBUURY

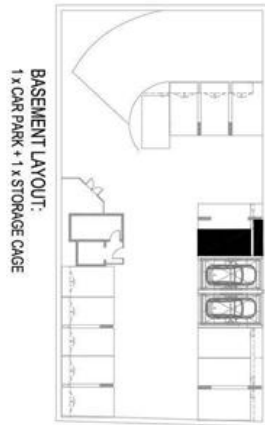
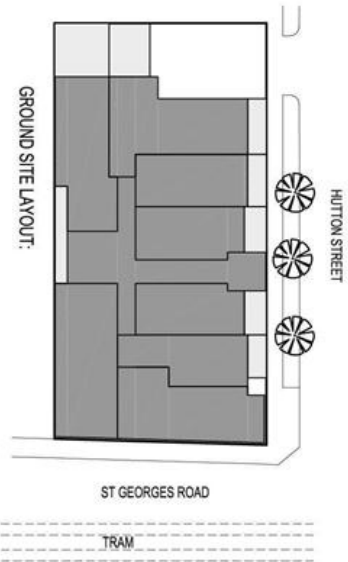
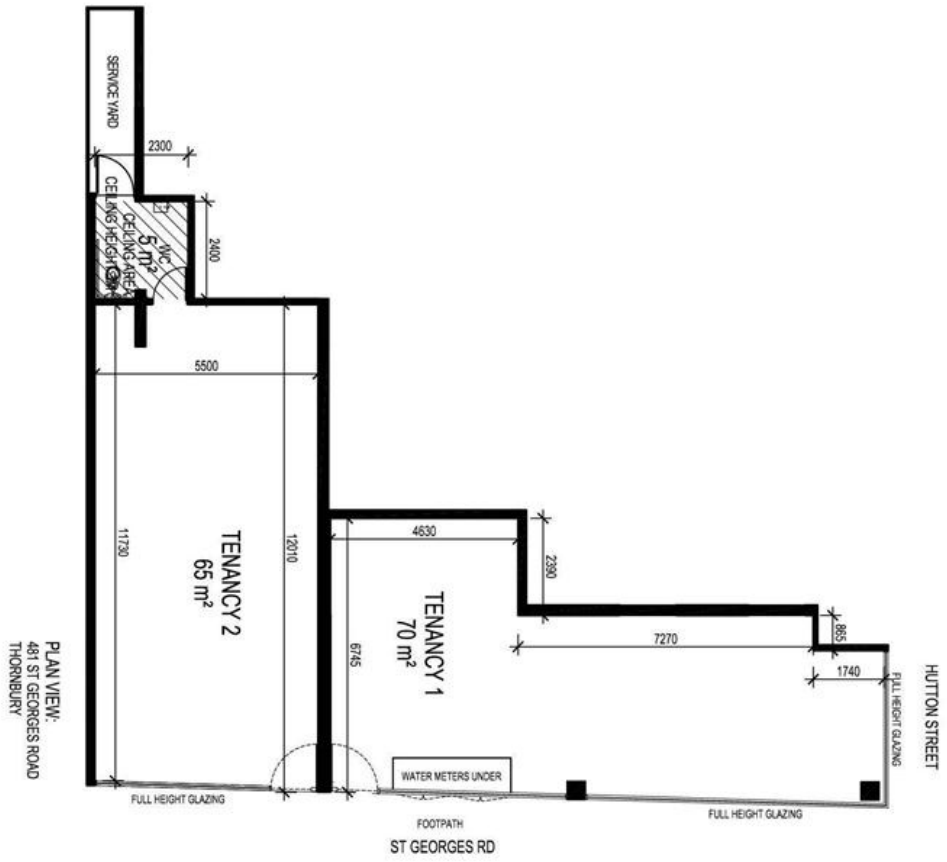


**NOTES**  
This document is prepared for the use of the client and is not to be used for any other purpose. It is the client's responsibility to ensure that the information provided is accurate and complete. The client should consult their solicitor for legal advice. The client should also ensure that the information provided is up to date and accurate. The client should also ensure that the information provided is up to date and accurate.

Project:	RETAIL TENANCY 481 ST GEORGES ROAD THORNBUURY VIC
Designed by:	CMD
Approved by:	CMD
Date:	23/03/17
Scale:	1:100 @ A3
Drawn by:	PLANS
Checked by:	PLANS
Project No:	A



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THORNBUURY



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Project:		RETAIL TENANCY	
481 ST GEORGES ROAD		THORNBUURY	
V.C.		V.C.	
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