

## Canley Heights 211 Canley Vale Road

### For Auction - Retail Premises - Ready to Invest

A great investment in the heart of the Canley Heights CBD. Opportunity to gain a foot hold into further development potential under the current zoning (STCA and Zone conditions). Secure 5 year lease with established tenant, with option to renew for a further 5 years.

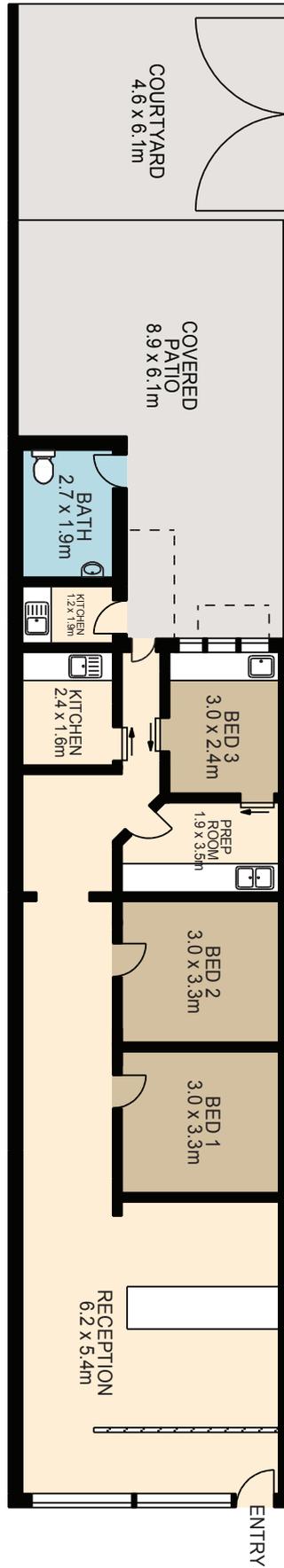
- + Clean and presentable 208 sqm site
- + Flexible B2 Local Centre zoning to appeal to multiple uses
- + Large plate glass frontage to Canley Vale Road
- + Huge exposure to passing traffic
- + Neighbouring businesses include CBA, Westpac, IGA & Caltex
- + Rear entry to the premises, ideal for off street deliveries

**Auction Saturday 7 April**  
Registration 11:00AM  
Auction Start 11:30AM

**Venue** Canley Heights RSL,  
26 Humphries Road, Wakeley  
**+ Arthur Giannetti 0414 294 037**  
arthur.giannetti@lsre.com.au

[lsre.com.au/wetherillpark](http://lsre.com.au/wetherillpark)

# 211 Canley Vale Road CANLEY HEIGHTS



Please note: these measurements are approximate only. The plan is intended as a rough guide for illustrative purposes. It is not warranted or guaranteed to be correct nor is it part of the sale or rental contract.