



# SHOP R21

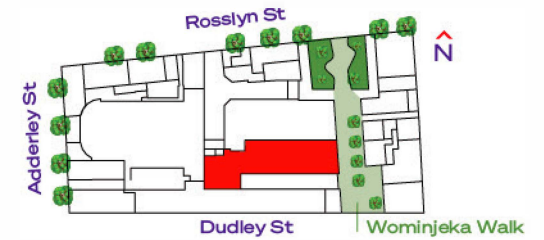
(Lot S36), 9 Wominjeka Walk, West Melbourne 3003

**FOR SALE**  
**\$3,746,000**

**Area: 718sqm**



Ground Level



**COMMERCIAL SPACE FOR SALE**

# CURRENT LEASE STATUS

Vacant Leased to West End Devco

**Base rent:** \$215,500 per annum

**Term:** 5 years      **Option:** 5+5+5+5 years

Tenant: West End Devco	Tenant: West End Devco / West End Landco
Sale	Lease Expiry: TBA
	5+5+5+5 years

## Existing tenant: West End Devco

As there is a Rental Guarantee in place, West End Devco Pty Ltd will cover the Rent until a tenant is secured.



**COMMERCIAL SPACE FOR SALE**