

# HollandPrice



## 563 Waterdale Road Heidelberg West VIC

Unlock the potential of your business with this prime commercial opportunity located at 563 Waterdale Road, Heidelberg West. Boasting a coveted position on a bustling main road, this shop offers unparalleled exposure to passing foot and vehicle traffic, ensuring maximum visibility for your business. This property presents an enticing prospect for investors and business owners alike.

### Features include:

- ? Two parking spots at the rear of the shop providing convenient access for staff.
- ? Easily accessible parking on street.
- ? Excellent location in small shopping centre.
- ? Natural light floods the interior, creating a welcoming and vibrant atmosphere conducive to productivity and customer engagement.
- ? Land area of approximately 186m<sup>2</sup>, there is ample space

**Price** : \$810,000  
**Building Size** : 186 sqm  
**View** : <https://www.hollandprice.com.au/sale/vic/north/heidelberg-west/commercial/retail/8002520>



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