



### 3 Kearns Crescent, ARDROSS 6153

*Shop in Riseley Street Precinct!*

- Premises:** Shop 2
- Area m<sup>2</sup>:** 100
- Rent:** \$22,500 p.a. plus GST
- Net/Gross:** Net
- Outgoings:** \$16,965



**Location**  
Sought after retail precinct



**Parking**  
Ample nearby car parking



**Cafe**  
Adjacent to successful cafe



**Natural Light**  
Excellent natural lighting to mall

**Location:**

Shop available in Riseley Street precinct situated just off Canning Highway and Riseley Street! Shop 2 is available for lease in this attractive mall setting, enjoying excellent exposure from walk through traffic and more importantly direct exposure to patrons of the highly rated "Melting Pot Cafe", Gelare` and Paste Thai restaurant. Major operators such as Domino's, Dome, Grill'd, Il Cio restaurant and Scutti's Fresh Market are also within close vicinity.

**Description:**

- Sought after "Riseley Street Precinct"
- Attractive mall position
- Suit a variety of uses

The 100 square metre shop features an open plan layout with a kitchenette and large glass windows along the shop front, which provide ample natural light and the opportunity for great signage.

This popular retail precinct caters to a well-established demographic area that is sure to provide an excellent platform for your business to succeed.

Contact Porter Commercial today for further information!

**Contact:**

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