

Brunswick, VIC

523-525 Sydney Road & 30 Ovens Street



Here's your opportunity to get amongst the action.

Melbourne Acquisitions is pleased to offer for sale this versatile property located in the heart of Brunswick's thriving Sydney Road precinct.

Key attributes of the opportunity include:

- > Prime multi-tenanted investment with many future development options / uses (STCA)
- > Large 976sqm block with dual frontages
- > Flexible Commercial 1 Zoning
- > Holding income \$61,080 p.a. + GST + Outgoings

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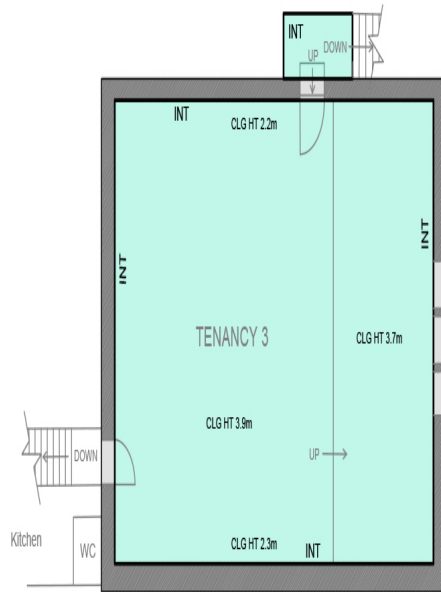
Type: Retail

Land: 976m²

<https://www.melbourneacquisitions.com.au>



GROUND LEVEL



FIRST LEVEL

GROSS LETTABLE AREA - RETAIL (C)

TENANCY 1	69.3m ²
TENANCY 2	145.7m ²
TENANCY 3	128.9m ²

TOTAL 343.9m²

Plans shown are only indicative of layout. Dimensions are approximate.

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