



HIGH ON POTENTIAL - OCCUPY, INVEST OR DEVELOP (STCA)

Description

- TOTAL LAND AREA: 220 SQM*
- HUGE DEVELOPMENT UPSIDE (STCA)
- SHORT TERM HOLDING INCOME

Allard Shelton is pleased to present for sale by Public Auction, this strategic value-add opportunity located on the iconic High Street, Preston.

The property represents a unique, re-positioning/development opportunity with the added benefit of short-term holding income as well as its close proximity to the Preston Activity Centre and Melbourne's CBD.

Key Benefits include:

- * Total land area: 220 sqm*
- * Total building area: 75 sqm* plus 2 on-site car spaces
- * Unique opportunity to occupy, invest or develop (STCA)
- * Prime, corner allotment
- * Excellent exposure to prime retail strip
- * Strong holding income
- * Excellent access to major arterial roads & CBD
- * Priority Development Zone - Schedule 2

Auction Friday 12th November 12:30pm on-site

FOR AN IMMEDIATE INSPECTION CALL US TODAY!

*Approx

Unit:

Area m²: 75.00

Land Area m²: 220.00

Asking Price: Contact Agent

Parking: 2

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