



## BRILLIANT FREEHOLD WITH SIGNIFICANT UPSIDE

### Description

- OUTSTANDING DEVELOPMENT POTENTIAL
- BUILDING AREA: 747 SQM\*
- LAND AREA: 741 SQM\*

\* Prime 741 sqm\* landholding

\* Significant improvements totaling 747 sqm\*

\* Current net rental of \$140,540 per annum + GST & outgoings (as at Nov 2019)

\* Securely leased to two high quality tenants with early termination clause

\* 7 on-site car parks including 5 under cover

\* Outstanding development potential

\* Ideally situated within rapidly evolving commercial pocket

\* Direct to Balaclava Train Station

\* Location underpinned by a range of nationally recognised retailers including Coles, Woolworths and major banks

Allard Shelton

Joshua Colosimo 0413 790 309

Joseph Walton 0417 309 347

In conjunction with Savills

Mark Stafford 0404 401 053

Jesse Radisich 0402 085 702

FOR AN IMMEDIATE INSPECTION CALL US TODAY!

\*Approx

**Area m<sup>2</sup>:** 747.00

**Land Area m<sup>2</sup>:** 741.00

**Asking Price:** Contact Agent

**Parking:**

**Sale Method:** For Sale

### Contact:

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**Joseph Walton**

0417 309 347

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FOR SALE