



## STRATEGIC ADD-VALUE OPPORTUNITY

### Description

- EXPANSIVE STREET FRONTAGE OF 18.48 M\*
- STRATEGIC VALUE-ADD OPPORTUNITY
- SET WITHIN THRIVING BALACLAVA PRECINCT

Allard Shelton are pleased to offer this prime development opportunity, located only 5km\* from Melbourne's CBD.

- Land size: 741 sqm\*
- Substantial double storey building of 747sqm\*
- Prime freehold with multiple options
- 7 on-site car parks including 5 under cover
- Outstanding development potential (STCA)
- Ideally situated within rapidly evolving commercial pocket  
Coles, Woolworths and major banks
- Short term holding income: \$95,481 per annum + GST + outgoings
- Only 40 metres\* from Balaclava Train Station
- Centrally located only moments away from Carlisle Street retail precinct.

Approx\*

For Sale by way of Expressions of Interest closing Friday 15 October 2021 at 2:00pm.

CALL TODAY FOR AN IMMEDIATE INSPECTION!

<b>Area m<sup>2</sup>:</b>	747.00
<b>Land Area m<sup>2</sup>:</b>	741.00
<b>Asking Price:</b>	Contact Agent
<b>Parking:</b>	7
<b>Sale Method:</b>	Expression of Interest Friday, 15 October 2021 2:00 PM
<b>Contact:</b>	<b>Joshua Colosimo</b> 0413 790 309 joshuacolosimo@allardshelton.com.au
	<b>Joseph Walton</b> 0417 309 347 joewalton@allardshelton.com.au
	<b>Michael Ryan</b> 0433 180 199 michaelryan@allardshelton.com.au

16-20 William Street, BALACLAVA

FOR SALE