



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*

CALL TODAY FOR AN IMMEDIATE INSPECTION!

Area m²: 747.00
Land Area m²: 741.00
Asking Price: Contact Agent
Parking: 7
Sale Method: For Sale
 Friday, 15 October 2021
 2:00 PM
Contact: **Joshua Colosimo**
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16-20 William Street, BALACLAVA

FOR SALE