



## HIGH PROFILE CORNER WITH ENORMOUS POTENTIAL

### Description

- PRIME CORNER LAND ALLOTMENT
- SURROUNDED BY PROMINENT RETAILERS
- OCCUPY, INVEST OR DEVELOP (STCA)

Allard Shelton are pleased to offer for sale by Expressions of Interest this prime corner opportunity with enormous potential.

Being located in the tightly-held Rosanna Village retail strip and in one of Melbourne's most attractive northern suburbs, this exceptional property is suited to all buyer profiles including owner-occupiers, investors and developers.

Key attributes include:

- Land area: 364 sqm\*
- Building area: 225 sqm\* plus on-site parking
- Combined frontage of 52.7 metres\*
- Enormous development potential (STCA)
- Potential for additional income via signage billboard (STCA)
- High exposure site set amongst high quality retailers including; Australia Post, Chemist Warehouse and IGA Supermarket
- Rear access via laneway
- Opposite Rosanna train station
- Excellent access to major arterial roads

Expressions of Interest currently under review.

CALL TODAY FOR AN IMMEDIATE INSPECTION!

### Unit:

**Area m<sup>2</sup>:** 225.00

**Land Area m<sup>2</sup>:** 364.00

**Asking Price:** Contact Agent

**Parking:** 4

### Contact:

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FOR SALE

\*Approximately