



## PRIME OFFICE DEVELOPMENT IN STRATEGIC INNER CITY LOCATION

### Description

- PERMIT FOR OFFICE DEVELOPMENT
- SITE AREA 935 SQM (APPROX)
- STRATEGIC INNER CITY LOCATION

Gorman Allard Shelton are pleased to offer for sale this substantial office development located within a strategic inner city location.

Key benefits of this outstanding opportunity include;

- \* Permit for an additional four level office development boasting 3,763 sqm\* of NLA plus 29 car spaces
- \* Site area of 935 sqm\*
- \* Existing two level building, known as the "Glassworks Building", with car parking and existing services
- \* Proposed development also suitable for medical, hotel or serviced apartment application (STPA)
- \* Thriving business precinct located on the door step of the CBD and close to main arterial roadways
- \* Commercial 2 Zoning

Please do not hesitate in contacting the exclusive listing agency for further information or to arrange an inspection.

\*Approx

**Area m<sup>2</sup>:** 935.00  
**Land Area m<sup>2</sup>:** 935.00  
**Asking Price:** Contact Agent  
**Parking:** 29 onsite car spaces  
**Sale Method:** Private Treaty  
**Contact:** **Joseph Walton**

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