

**Auction** Thursday 30th May at 1pm on site



## High Profile Freehold Opportunity

297 Lygon Street, Brunswick East



**Auction** Thursday 30th May at 1pm on site



## High Profile Freehold Opportunity

297 Lygon Street, Brunswick East

- › Substantial site of 618m<sup>2</sup> approx. situated in one of Melbourne's fastest growing re-development corridors.
- › Generous rear access available from Ann, Albert and Trafford Streets.
- › Exceptional frontage to Lygon Street of 16.85 metres.
- › Open plan building with short term lease returning \$75,712 per annum plus GST to established Tenant expiring September 2020 – no option.
- › Zoned: Commercial 1 plus DD 019 promoting 5 levels. (STCA).
- › Surrounded by substantial multi-level apartment towers both built and under construction.
- › Excellent public transport leading direct to Melbourne's CBD.
- › Irreplaceable opportunity to acquire prominent freehold opportunity suitable for Investment/ Development and/or Owner Occupation.



Mark Talbot 0409 222 411  
Tom Fisher 0417 980 824  
Ervin Niyaz 0404 808 327

**F**  
**Fitzroys**  
We know Melbourne

All dimensions are approximate. Particulars herein are for information purposes only and do not constitute any representation by the owner or the agent.