



8 Breese St, Brunswick

PROMINENT BRUNSWICK RETAIL, SHOWROOM & OFFICE PREMISES LEASED TO NATIONAL TENANT

NSL Property Group is pleased to present 8 Breese Street Brunswick VIC 3056 For Sale & Now Available.

This functional retail, showroom and office premises features a 71 sqm total building area and is positioned in an established and exclusive residential and commercial precinct, with a new secure lease to a national retail brand.

Excellent amenities including Barkly Square Shopping Mall, St Margaret Mary's School, Moreland Primary School and Brunswick Train Station surround the property.

It also boasts easy access to Sydney Road and Citylink (M2) only moments away.

Key Features include:

- Total Building Area: 71 Sqm*
- Newly Leased to A National Brand with a Passing Rent of \$40,000 pa plus outgoings.
- Ground Floor Premises with Unlimited Future Potential
- Over 11 Metre Frontage to Breese Street
- Favourably Zoned Commercial 1 Zone (C1Z)
- Abundant Natural Light

For further information on this property or to discuss your Brunswick commercial real estate needs, contact NSL Property Group:

Guy Naselli 0413 750 744

Jackson Brenchley 0431 286 661

2 71m2

Price	\$850,000
Property Type	Commercial
Property ID	222
Land Area	71 m2
Office Area	71 m2

AGENT DETAILS

Guy Naselli - 0413 750 744

Jackson Brenchley - 0431 286 661

OFFICE DETAILS

NSL Property Group
597 Gilbert Rd Preston, VIC, 3072 Australia
0413 750 744

