







28 Emu Pde, Jacana

PROMINENT JACANA RETAIL INVESTMENT WITH UPSIDE & 6.25% ROI

NSL Property Group is pleased to present 28 Emu Parade Jacana, For Sale and Now Available.

This retail investment sits within a premier commercial precinct and is ripe for further upside potential (STCA).

Positioned in an established and exclusive precinct of Jacana close to Pascoe Vale Road and the Metropolitan Ring Road, the property offers flexible Commercial 1 Zoning.

Key Features include:

- Total Land Area: 242 sqm
- Total Building Area: 177 sqm
- Securely Leased To Established Tenant returning $45,000 pa plus outgoings and GST.
- New 4 year Lease With Two Further Terms Of 4 Years Commencing 27 July 2026
- Rear Access
- Ample on-site Parking
- Includes Full Contained Three (3) Bedroom Unit
- Available Now

For further detials on the property or to disucss your Jacana property requirements, contact:

Guy Naselli 0 413 750 744

Jackson Brenchley 0431 286 661

2 242m2

Price	$720,000
Property Type	Commercial
Property ID	244
Land Area	242 m2
Office Area	177 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

NSL PROPERTY GROUP

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no