



## 275 Burke Rd, Glen Iris

### PRIME GLEN IRIS FREEHOLD WITH DEVELOPMENT POTENTIAL (STCA)

NSL Property Group & Everstar Real Estate are delighted to present 275 Burke Road, Glen Iris for sale.

This prime inner South-East retail, showroom, and office space boasts future development potential within a premier commercial precinct, ideal for the discerning occupier or investor.

Located in the sought-after Glen Iris area, this property enjoys high exposure along Burke Road and convenient access to the Monash Freeway (M1) and Princes Highway (ALT 1) interchange. With flexible Commercial 1 Zoning and an average daily traffic volume of approximately 7,600 vehicles, this property promises exceptional visibility and growth potential.

#### Key Features:

- Total Building Area: 300 sqm\*
- Total Land Area: 210 sqm\*
- Versatile Retail, Showroom, and Office space with development potential (STCA)
- Rear Parking accessible via laneway
- Zoned Commercial 1 Zone (C1Z) for flexible usage
- Perfect for Owner-Occupiers or Investors

\* All sizes are approx.

For more information on this exceptional asset or to discuss your Glen Iris commercial property requirements, please contact:

**NSL Property Group**  
Guy Naselli - 0413 750 744

1 210 m<sup>2</sup>

<b>Price</b>	\$1,100,000
<b>Property Type</b>	Commercial
<b>Property ID</b>	253
<b>Land Area</b>	210 m <sup>2</sup>

#### 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

