



## 22 Williams Rd, Coburg North

### PRIME COBURG NORTH WAREHOUSE – OPPORTUNITY WITH DEVELOPMENT POTENTIAL

NSL Property Group is pleased to present 22 Williams Road Coburg North available For Sale and Now Available.

Positioned in a high-demand industrial precinct, this versatile office, warehouse, and showroom offers a unique opportunity for owner-occupiers, investors, and developers who want to capitalize on its future development potential (STCA).

This property is located near Sydney Road and Bell Street, with Industrial 1 Zoning, and provides exceptional accessibility and flexibility.

Key Features include:

- Total Land Area: 516 sqm
- Total Building Area: 370 sqm
- Easy access to Melbourne's major road linkages.
- 16 metres\* frontage to Williams Road
- Suits Owner Occupiers, Investors & Developers.
- Available Now

For further information on this asset or to discuss your Coburg North property requirements contact NSL Property Group:

Guy Naselli 0413 750 744

Jackson Brenchley 0431 286 661

2 516 m2

<b>Price</b>	Vendor Says Sell - \$960,000 Plus GST
<b>Property Type</b>	Commercial
<b>Property ID</b>	267
<b>Land Area</b>	516 m2
<b>Warehouse Area</b>	370 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

