



## 52 Holmes St, Brunswick East

### PRIME 2-LEVEL INVESTMENT WITH LONG TERM SECURITY

NSL Property Group is pleased to present 52 Holmes Street, Brunswick East For Sale.

52 Holmes Road is situated on the fringe of the bustling Lygon Street retail precinct with unrivalled access to Melbourne's main thoroughfares and major arterial roads via Moreland Road and the M2 Tullamarine Freeway. The premises accounts for the following key attributes:

- Total Land Area: 773 sqm\*
- Set Over Two Levels
- Securely Leased to Two Strong Local Operators (Top Gym & Extent Heritage)
- 5 Year Leases in Place with Passing Income Of \$167,000 pa With Further Options Of 5 Years
- Flexible Commercial 1 Zone (C1Z)
- Ample Upside Opportunities Including Signage and More
- Roller-door Access
- Invest Today, Development Tomorrow (STCA)

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

Jackson Brenchley 0431 286 661

Guy Naselli 0413 750 744

780 m2

<b>Price</b>	Contact NSL Property Group
<b>Property Type</b>	Commercial
<b>Property ID</b>	290
<b>Land Area</b>	780 m2
<b>Office Area</b>	364 m2
<b>Warehouse Area</b>	780 m2

#### AGENT DETAILS

Jackson Brenchley - 0431 286 661

Guy Naselli - 0413 750 744

#### OFFICE DETAILS

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

