



## 263 Keilor Rd, Essendon

### A TRULY GENERATIONAL INVESTMENT

NSL Property Group is pleased to present 263 Keilor Road, Essendon For Sale.

This city fringe investment sits within a premier commercial precinct and is ripe for the astute purchaser.

Positioned in an established and exclusive precinct of Essendon with close proximity to Niddrie Central Shopping Centre & a several award winning and recently completed Mixed use development sites.

Key Features include:

- Total Land Area: 408 sqm
- Total Building Area: 318 sqm
- Long Term Asset With 5 + 5 + 5 Year Lease Commencing 1 July 2023
- Passing Rental Of \$116,834 pa Plus Outgoings And GST
- Securely Leased National Brand Ferrari Formalwear
- Available Now

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

Jackson Branchley 0431 286 661

Guy Naselli 0413 750 744

📏 408 m2

**Price** Contact NSL Property Group  
**Property Type** Commercial  
**Property ID** 299  
**Land Area** 408 m2  
**Office Area** 318 m2

### AGENT DETAILS

Jackson Branchley - 0431 286 661  
 Guy Naselli - 0413 750 744

### OFFICE DETAILS

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

