







257A Glenlyon Road, Brunswick East

CORNERSTONE OPPORTUNITY - BRUNSWICK EAST'S PRIME POTENTIAL

NSL Property Group and Vision Real Estate and are delighted to offer this prominent warehouse in commanding corner location in one of Brunswick East most sought-after locations.

The recent addition of the nearby East Brunswick Village and the earmarked high density future developments in the surrounding area will ensure strong potential for future capital growth for Brunswick East and the subject site.

Property Feautures:

- Land Area- 325 sqm*
- Building Area- 303 sqm*
- Valuable Commercial 1 Zone
- Superb Owner Occupier Opportunity + Long Development Upside
- Exhibiting Timber & Metal Truss Beams Amongst Other Original Features
- Exposed Original Brickwork
- Kitchenette & Toilet
- Two Roller Shutter Doors
- On Site Parking 2 Cars.
- Flanked by the East Brunswick Shopping Village & Close to Barkly Square Shopping Centre

Strategically positioned within $82m^*$ to Nicholson St Tram Line $49m^*$ walk to the Glenlyon Rd Bus Stop, $120m^*$ walk to the Popular East Brunswick (EBV) Shopping Village, $600m^*$ to Lygon St, $700m^*$ to the Carlton North border and Melbourne CBD is just $5.8km^*$ away.

For further information contact the conjunctional agents:

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Price Contact NSL Property

Group

303 m2

Property Type Commercial

Property ID 319 Land Area 325 m2 Warehouse

Area

AGENT DETAILS

Guy Naselli - 0413 750 744

OFFICE DETAILS

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