



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 Features:

- 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, 600 m* to Lygon St, 700 m* to the Carlton North border and Melbourne CBD is just 5.8km* away.

For further information contact the conjunctual agents:

2 325 m2

Price	Contact NSL Property Group
Property Type	Commercial
Property ID	319
Land Area	325 m2
Warehouse Area	303 m2

AGENT DETAILS

Guy Naselli - 0413 750 744

OFFICE DETAILS

NSL Property Group
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0413 750 744

