



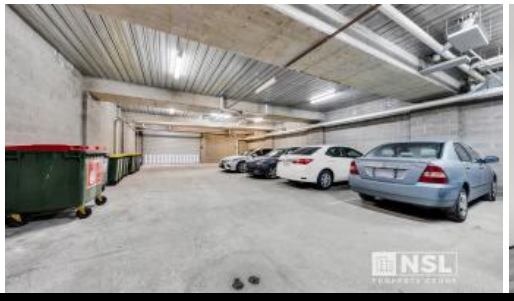



# 591A Gilbert Road, Preston

## HIGH EXPOSURE HOLDING IN THE HEART OF PRESTON - $615,000 NO GST PAYABLE

Commanding a prime spot in Preston's premier commercial pocket, this office and showroom opportunity is made for businesses that want profile, flexibility and position.

Strategically located near High Street and Plenty Road interchanges, the property benefits from Commercial 1 Zoning and is ready for an occupier with vision—whether that's as a sleek office HQ, dynamic showroom, or something new entirely.

**Key Features**

- Total Building Area: 96 sqm
- Rear access to a secure car park
- Versatile corporate office or showroom
- Sold with vacant possession
- Prominent main road exposure
- One (1) car space on title
- Options to occupy, invest or repurpose

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

Guy Naselli 0413 750 744

Jackson Brenchley 0431 286 661

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|---|---|
| **Price** | $615,000 No GST Payable |
| **Property Type** | Commercial |
| **Property ID** | 327 |
| **Office Area** | 96 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

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate