







Shop 1 & 2/523-525 Victoria Street, Brunswick West

PROMINENT WEST BRUNSWICK OFFICE, RETAIL OR SHOWROOM - TAKE ONE OR BOTH

NSL Property Group is pleased to present Shop 1&2/523-525 Victoria Street West Brunswick For Sale via an Expressions of Interest campaign closing Thursday 11st December 2025 at 3pm (unless sold prior).

This city fringe retail and showroom sits within a premier commercial precinct and is ripe for further upside (STCA).

Positioned in an established and exclusive precinct of West Brunswick close to the Melville Road and City Link Freeway Interchanges the properties offer flexible Mixed Use Zoning.

Key Features include:

- Total Building Area: 105 sqm
- Buy One Buy Both
- Over 12.1m Frontage to Victoria Street
- Short Term Holding Income
- Occupy, Invest or Repupose (STCA)
- Available Now

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

Guy Naselli 0413 750 744

Jackson Brenchley 0431 286 661

□ 105 m2

Price Contact NSL Property Group

Property Type Commercial

Property ID 335 Land Area 105 m2 Office Area 105 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

