







41-45 Hobsons Rd, Kensington

EXPANSIVE CITY FRINGE SITE WITH INCOME

NSL Property Group is pleased to present 41-45 Hobsons Road Kensington for sale and now available.

Located on Hobson Road, this property sits on the doorstep of the city. The new Arden Macaulay railway station is only short distance away with great access onto the Westgate Freeway & Citylink interchanges.

This exceptional site of 5086 qm* offers expansive street frontage and a terrific Mixed Use freehold opportunity.

Property highlights:

+ Total Land Area: 5,086 sqm*

+ Total Building Area: 4,128 sqm spread across two buildings

+ Over 27 m frontage to Hobsons Road

+ Flexible Mixed Use (MUZ) Zoning

+ Off Street Parking and storage yard

+ Clear span warehouses with multifunctional uses.

+ Secure leases to established national tenants with a passing income of $405,000 pa net

+ Ideal owner occupier opportunity

+ Close to public transport

+ Invest today, Develop tomorrow (STCA)

For further information on your Kensington property requirements or to arrange an

Price	Contact NSL Property Group
Property Type	Commercial
Property ID	56
Warehouse Area	4,128 m2

AGENT DETAILS

Guy Naselli - 0413 750 744

OFFICE DETAILS

NSL Property Group
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0413 750 744

NSL PROPERTY GROUP