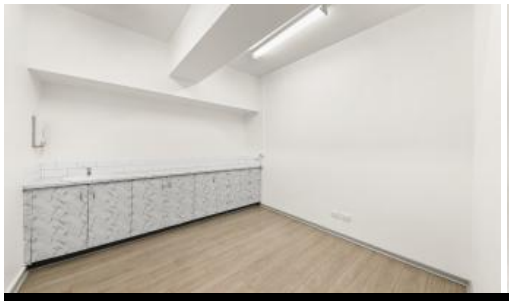
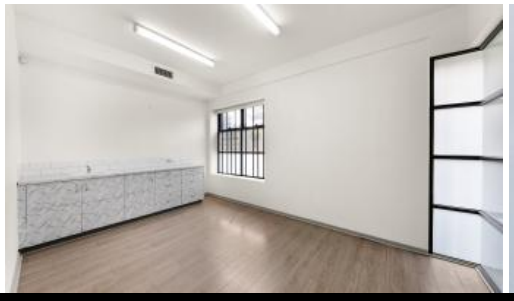
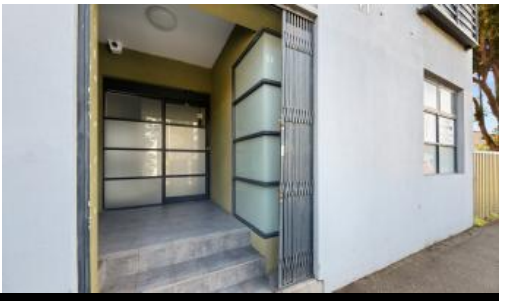








35-41 Union Road, Ascot Vale

PRICE REDUCTION - MAKE AN OFFER: CITY FRINGE MEDICAL SUITES WITH FRONTAGE

NSL Property Group is pleased to present 35-41 Union Road Ascot Vale For Sale Or Lease

This modern facility of 120 sqm* has terrific frontage and provides staff amenities and abundant natural light.

It is positioned in an established and exclusive commercial precinct only minutes from the CBD.

The property is surrounded by high profile occupants including Flemington Racecourse, Woolworths, Ascot Vale Leisure Centre, and Mister Nice Guys Bakeshop.

In 2012 the Arden-Macaulay Structure Plan was released by City of Melbourne, identifying this area as one of the largest sustainable living and working environments projects over the next 30 years.

Key Features include:

Building area: 120 sqm*

Ideal Medical or Consulting Suites

Four (4) Treatment Rooms

Heating and Cooling

Two (2) on site undercover secure car parks

Favourable General Residential Zoning

Over 10 metres* frontage to Union Road

2 120m2

Price	Contact Agent
Property Type	Commercial
Property ID	65
Land Area	120 m2
Office Area	120 m2

AGENT DETAILS

Guy Naselli - 0413 750 744

OFFICE DETAILS

NSL Property Group
597 Gilbert Rd Preston, VIC, 3072 Australia
0413 750 744

NSL PROPERTY GROUP