

Sold



## 63 Balfour Ave, Sunshine North

### PRICE REDUCTION- MAKE AN OFFER: PREMIER FOOD GRADE FACILITY ON CORNER ALLOTMENT

NSL Property Group is pleased to present 63 Balfour Avenue Sunshine North For Sale and now available.

This purpose fitted food production building of 315 sqm\* comprises a showroom, offices and warehousing with great staff amenity and further scope for development (STCA).

Positioned in an established and exclusive precinct only moments from the Metropolitan Ring Road and McIntyre Road. The site offers flexible Industrial 3 Zoning.

Only moments away, The Victorian Government has invested up to \$1.5 billion to deliver a new Footscray Hospital – the largest ever health infrastructure investment in the State.

Key Features include:

- Total Land Area: 483 sqm
- Total Building Area: 315 sqm
- Prominent Corner Location
- Over 44 metres total frontage
- Flexible Industrial 3 Zone (IN3Z)
- Multiple Roller Shutter Doors
- Gated Entry
- Functional on site improvements including cool rooms and production facility with trade waste provisions

5 483 m2

Price	SOLD
Property Type	Commercial
Property ID	72
Land Area	483 m2
Office Area	50 m2
Warehouse Area	265 m2

#### AGENT DETAILS

Guy Naselli - 0413 750 744

#### OFFICE DETAILS

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

