



171 Sydney Road Brunswick VIC

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Vision Real Estate is delighted to offer this exceptional investment, ideally positioned in one of the busiest sections of Sydney Rd and within 5.3km* of Melbourne's CBD.

- > SYDNEY RD & SAXON ST FRONTAGES
- > NEW FIVE YEAR LEASE
- > FIRST TIME OFFERED IN 30 YEARS

EOI Closing 28th August @ 1pm

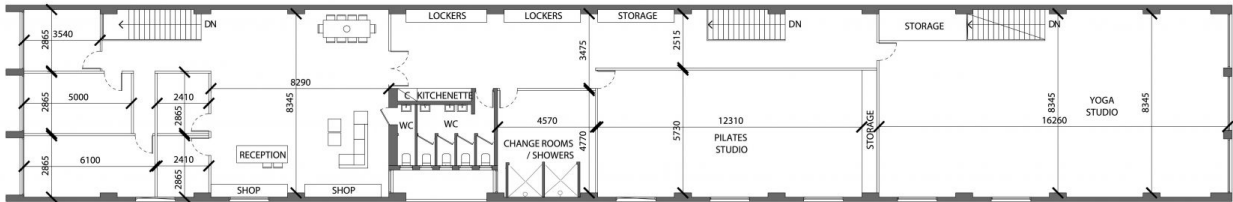
Key Points:

- *Strategic land site - 533 SQM*
- *Substantial building over two levels- 880 SQM*
- *New 5 year lease to health and wellness tenant.
- *Returning \$152,440 p/a* + gst as from December 2024
- *Unbeatable combination of retail, office & warehouse

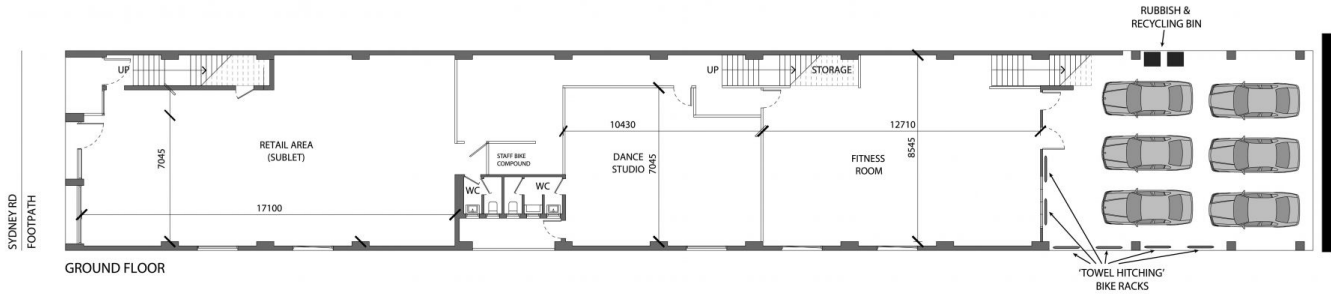
Price : EOI Closing 28th August @ 1pm
Building Size : 880 sqm
Land Size : 533 sqm
View : <https://www.visionrealestate.com.au/sale/vic/north/brunswick/commercial/retail/8071539>



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FIRST FLOOR



GROUND FLOOR