



INVEST OR OCCUPY - AN OPPORTUNITY NOT TO BE MISSED

For Sale

Contact Agent

Auction: Fri 25-May-18 1:00PM

Retail

506 Lygon Street, Brunswick East, Vic 3057

Floor Area:

161 m²



Nelson Alexander

www.realcommercial.com.au/502784326

Property Description

Nelson Alexander Commercial are delighted to offer for public Auction this prominent 2 level retail shop and dwelling, situated in this popular and rapidly evolving Lygon Street cafe and lifestyle precinct and surrounded by a number of established long term businesses. Offered with vacant possession, the property boasts a ground floor retail shop with rear courtyard opening onto Eddy Street, together with a renovated, self contained 1st floor 2 bedroom residence with polished timber floors and a spacious balcony overlooking Lygon Street.

This is a fantastic opportunity for investors or owner occupiers to secure this prime commercial freehold in the heart of vibrant Brunswick East.

Key property features:-

- * Zoning: Commercial 1
- * Land size: 144sqm (approx)
- * Building size: 161sqm (approx)
- * 2 street frontage (Eddy Street to the rear)
- * High exposure location in the heart of Brunswick East
- * Fantastic investment opportunity with potential for 2 separate tenancies
- * Rear off street car parking
- * Scope to further enhance or renovate (STPA)
- * Offered with vacant possession

For all property enquiries, to arrange an inspection or to request copy of the Contract of Sale/S32, please contact exclusive selling agents Nelson Alexander Commercial on 9419 5511.

Additional Details

Tenure Type

Vacant Possession



506 Lygon Street, Brunswick East, Vic 3057

Nelson Alexander

Simon Verduci

0419 993 330

**Nelson Alexander Commercial -
FITZROY**

187 Gertrude St, Fitzroy Vic 3065