

Auction Wednesday 24 November at 1pm



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Prized Corner Freehold With Upside

92 Lygon Street, Brunswick East

- › Over 28 metres of highly exposed frontage to Lygon and Weston Streets
- › Well configured land area of 183sqm*
- › Two storey building of 230sqm* comprising ground floor shop, first floor apartment and detached storeroom
- › Multiple income streams with combined return of \$101,560* per annum
- › Flexible lease profile to Pharmacy and residence
- › Approved permit in place for additional shops and offices fronting Lygon Street
- › Genuine value add / further development potential (stca)
- › Highly sought after central position on one of the most prominent corners of Brunswick East
- › Thriving and popular hospitality and lifestyle precinct only 4km* north of the CBD

*All details are approximate. Particulars herein are for information purposes only and do not constitute any representation by the owner or the agent.