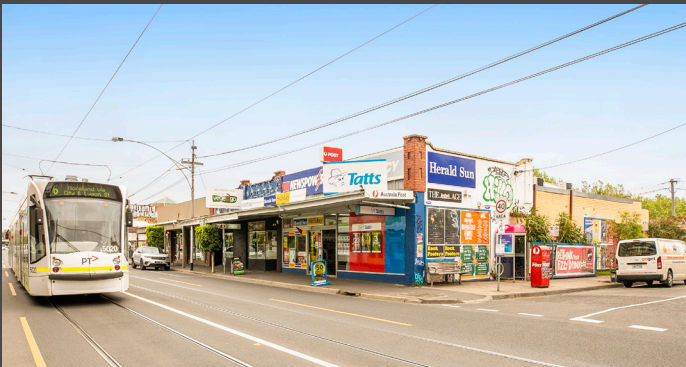


For Sale



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448-450 Lygon Street, Brunswick East

- › Commanding corner of 330sqm* with three street frontages.
- › Significant development potential with permits approved for 5 storey development.
- › Flexible lease profile returning \$51,000 p.a. plus outgoings.
- › Located in emerging mixed-use precinct surrounded by Dan Murphy's, Hellenic Republic, Padre Coffee, Organic Wholefoods Brunswick, Golden Pizza, McDonald's and Health Save Pharmacy.
- › Numerous developments in various stages of planning and completion nearby.
- › Convenient transportation linkages to the CBD with trams operating along Lygon Street and Anstey train station nearby.
- › Exceptional opportunity to invest in one of Melbourne's most dynamic inner-city suburbs.

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