

**Auction** Wednesday 28th November at 1pm on site



**Dominant, Versatile Freehold With Upside**

242 Hampshire Road, Sunshine

Fitzroys



DouglasKay  
Estate Agents

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## Dominant, Versatile Freehold With Upside

### 242 Hampshire Road, Sunshine

- > Outstanding two storey building of 800m<sup>2</sup>\* positioned in the heart of Sunshine
- > Each level is fully self-contained with separate access and amenities
- > Land Area: 433m<sup>2</sup>\*
- > Frontage of 12.80m<sup>2</sup>\* to Hampshire Road and 12.87m\* to Mann Place
- > Within Activity Centre Zone – Schedule 1 (ACZ1)
- > Excellent future development potential with highly favourable zoning allowing for a mixture of uses of up to 4-5 levels (STCA)
- > Ground floor - Leased to Oak Possibility, returning \$115,000 per annum
- > First Floor- Offered vacant. Fully fitted office with lift access, ready to be occupied
- > Public transport services nearby with train station (200m\*) and bus Interchange (300m\*)
- > Positioned within major retail and commercial hub with genuine growth prospects only 12kms\* from Melbourne's CBD



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

\*Approx.