

# HIGH PROFILE RETAIL BUILDING

WITH SIGNIFICANT UPSIDE

458-460  
SYDNEY ROAD  
BRUNSWICK

MELBOURNE  
CBD

**P** DIRECT ACCESS  
TO LARGE PUBLIC  
CAR PARK -120 SPACES\*

458-460  
SYDNEY ROAD  
BRUNSWICK

FOR SALE

SYDNEY ROAD RETAIL STRIP



**bourne**  
AGENCY

**savills**

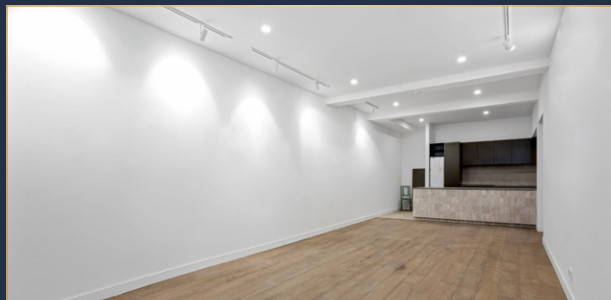
# A PRIME RETAIL OPPORTUNITY

## WITH LARGE LAND + APPROVED PERMIT

FOR SALE



4 5 8 - 4 6 0 SYDNEY ROAD, BRUNSWICK



HIGH QUALITY RETAIL SPACE FRONTING SYDNEY ROAD



LARGE AND HIGHLY FLEXIBLE GROUND LEVEL RETAIL SPACE



Large two-level retail building of 719sq m\*



Prominent frontage of 10.65m\* to Sydney Road



Valuable direct rear access to large public car park



Off-street parking potential at rear



Vacant Possession



Substantial landholding of 531sq m\*



Favourable Commercial 1 Zoning with significant height potential



Permit in place for a 7-level retail/residential project



Versatile opportunity for investors, owner-occupiers and developers



A public transport hotspot serviced by trains, trams and buses



Perfectly positioned within the heart of Sydney Road retail strip



A superb opportunity to invest, occupy or develop in one of Melbourne's most highly sought after precincts!

\*Approx



**JESSE RADISICH**  
0402 085 702  
jradisich@savills.com.au



**NICK PEDEN**  
0402 011 266  
npeden@savills.com.au



**MARK STAFFORD**  
0404 401 053  
mstafford@savills.com.au

**bourne**  
AGENCY

**THOMAS WALKLEY**  
0431 169 780  
thomas@bourneagency.com.au

savills

SAVILLS MELBOURNE - THE MARKET LEADER IN THE SALE OF MELBOURNE COMMERCIAL PROPERTY

Disclaimer: This information is general information only and is subject to change without notice. No representation or warranties of any nature whatsoever are given, intended or implied. Savills will not be liable for any omissions or errors. Savills will not be liable, including for negligence, for any direct, indirect, special, incidental or consequential losses or damages arising out of or in any way connected with use of any of this information. This information does not form part of or constitute an offer or contract. You should rely on your own enquiries about the accuracy of any information or materials. All images are only for illustrative purposes. This information must not be copied, reproduced or distributed without the prior written consent of Savills.