



# RED HOT DEVELOPMENT SITE

FOR SALE BY AUCTION – THURSDAY 11 AUGUST AT 12 NOON ON SITE  
1963 SQM DEVELOPMENT OPPORTUNITY IN THE HEART OF BRUNSWICK

260 - 274 LYGON STREET, BRUNSWICK

**RYDER**  
COMMERCIAL

9600 1188  
350 Queen St Melbourne

Mark Ryder  
0412 348 547

**BarryPlant**  
Your real estate experience

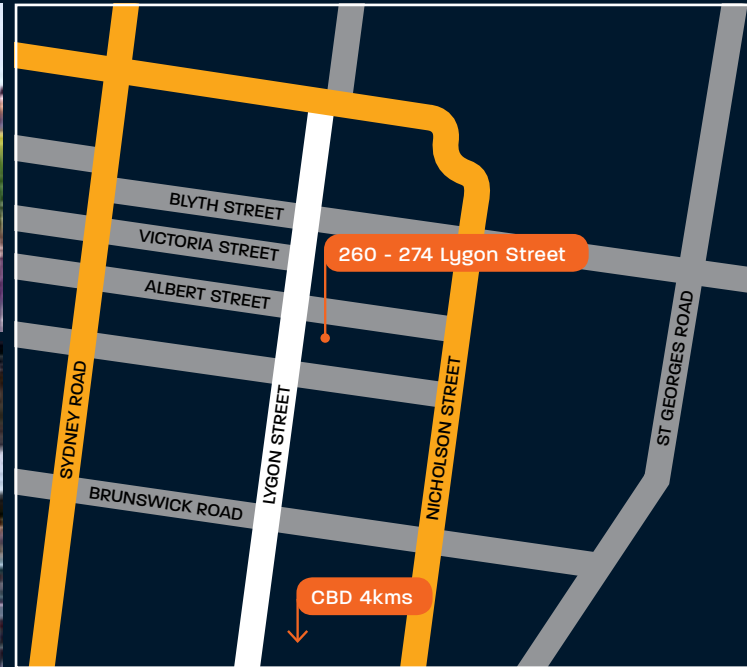
9387 0611  
48 Sydney Rd Brunswick

Mitchell Boys  
0412 800 200



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## IS THIS BRUNSWICK'S BEST DEVELOPMENT SITE? UNSURPASSED DEVELOPMENT OPPORTUNITY

- Major business 1 development site
- Development flexibility for retail, multi storey residential and commercial uses (STCA)
- 1963 sqm (approximately)
- Immediate proximity to Melbourne CBD
- 46m frontage to Lygon Street
- Two street frontages
- Short term tenancy with holding income
- Flexible settlement

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