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EPSOM ROAD
ASCOT VALE

FOR IMMEDIATE PRIVATE SALE

HIGH PROFILE CORNER OFFICE BUILDING WITH UPSIDE



148

EPSOM ROAD
ASCOT VALE

HIGH QUALITY FREEHOLD WITH SIGNIFICANT DEVELOPMENT POTENTIAL

- ▶ Two storey building of 315sq m*
- ▶ Corner landholding of 405sq m* with 7 on-site car spaces
- ▶ Prominent 10m* frontage to Epsom Road
- ▶ Ideal Commercial 1 Zone
- ▶ Short term leases providing investment, owner occupation or redevelopment opportunities (STCA)
- ▶ Close proximity to Union Road, Ascot Vale's most vibrant retail strip
- ▶ Easy access to CityLink, Mount Alexander Road, Maribyrnong Road and Ascot Vale Road
- ▶ Multiple bus routes service the area, with Ascot Vale Railway Station a short distance away

*Approx



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