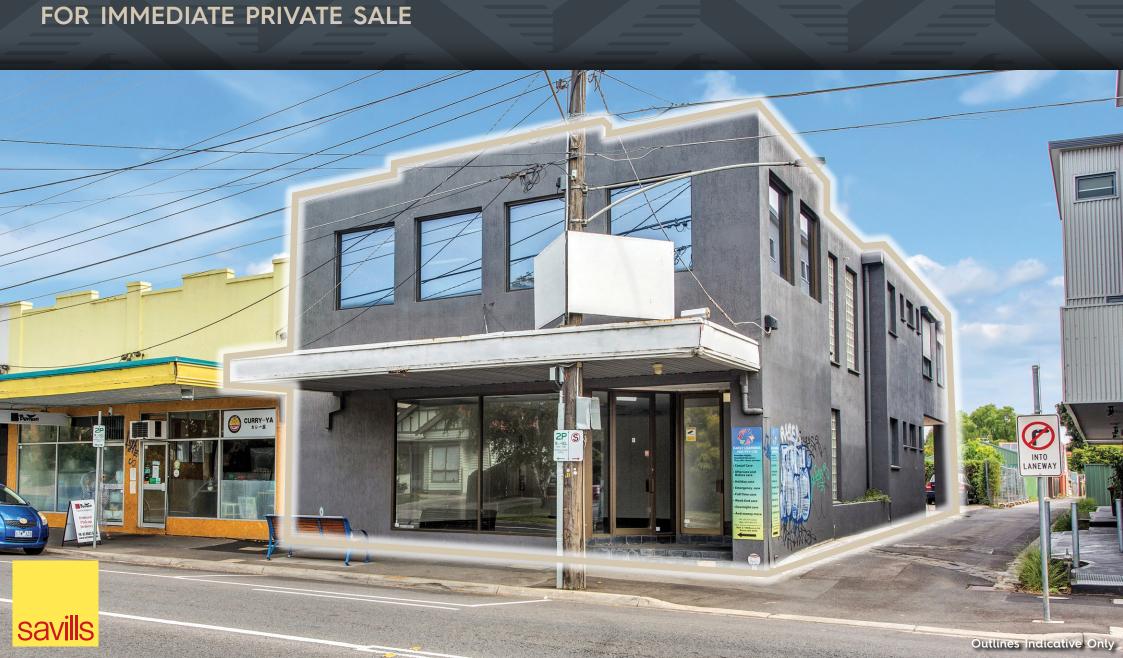
EPSOM ROAD ASCOT VALE

HIGH PROFILE CORNER OFFICE BUILDING WITH UPSIDE



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









Julian Heatherich 0412 995 655 jheatherich@savills.com.au Dorothy He 何颖瑶 0430 183 889 dhe@savills.com.au Benson Zhou 周文旭 0458 488 888 bzhou@savills.com.au

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