

# 75 ASLING STREET BRIGHTON

MAGNIFICENT FREEHOLD OFFICE/RETAIL/MEDICAL OPPORTUNITY WITH  
OUTSTANDING DEVELOPMENT POTENTIAL



 **OUTSTANDING DEVELOPMENT POTENTIAL**

 **MEDIAN HOUSE PRICE OF \$2,700,000\*\***

 **IRREPLACEABLE COMMERCIAL 1 ZONED LAND HOLDING**

75

# ASLING STREET BRIGHTON



POSITIONED ON AN IRREPLACEABLE COMMERCIAL 1 ZONED LANDHOLDING



BEAUTIFULLY PRESENTED FREESTANDING BUILDING PLUS ON-SITE CAR PARK



VALUABLE SHORT TERM PASSING INCOME OF \$128,000 P.A.\* EXPIRING DECEMBER 2018 WITH NO FURTHER OPTIONS



SUITABLE FOR OFFICE, RETAIL, MEDICAL (PREVIOUSLY PERMITTED FOR MEDICAL USE) OR EDUCATIONAL FACILITIES (STCA)



FUTURE REDEVELOPMENT POTENTIAL GIVEN SURROUNDING HIGH DENSITY DEVELOPMENTS BEING DELIVERED IN THE IMMEDIATE AREA (STCA)



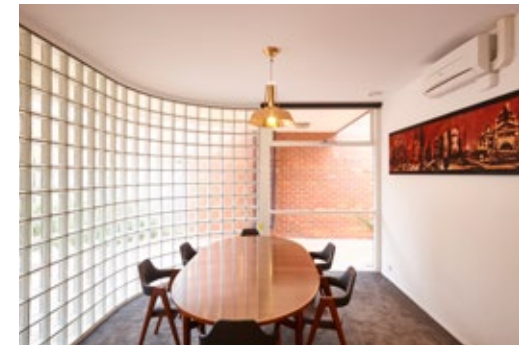
STRATEGICALLY LOCATED IN ONE OF MELBOURNE'S MOST LUCRATIVE AND SOUGHT AFTER SUBURBS, WITH A MEDIAN HOUSE PRICE OF \$2,700,000\*\*



LOCATED IN ONE OF MELBOURNE'S HIGHLY POPULAR RETAIL AND RESIDENTIAL PRECINCTS, WITHIN 11KM\* OF THE MELBOURNE CBD



**FOR SALE VIA PUBLIC ON-SITE AUCTION FRIDAY 27TH OCTOBER AT 12.30PM**



**FOR MORE INFORMATION PLEASE CONTACT THE SALES AND MARKETING AGENTS:**



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\*Approximately. The information in this document is general in nature and is a guide only. It does not take into account your individual circumstances. Before acting you should check the accuracy of the information and seek your own independent financial and legal advice. The information must not be relied upon to make any investment decisions. The principal and its agent will not be liable for your failure to verify the information or seek appropriate advice.