



## A BLANK CANVAS

Land/Development • Retail • Medical/Consulting

320-322 Racecourse Road, Flemington, Vic 3031

**Floor Area:**

508 m<sup>2</sup>

**Land Area:**

916.00 m<sup>2</sup> (approx)

**For Sale or Lease**

Sale: Contact

Agent; Lease: CONTACT AGENT

For Sale

Plus Outgoings



## Property Description

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Located in the heart of the cosmopolitan and bustling Racecourse Road Shopping Precinct. Golden opportunity to acquire or lease this prime property offering in the heart of the vibrant and cosmopolitan Racecourse Road Shopping Precinct.

- \*\* Land area - 916 sqm
- \*\* Building Area - 508 sqm
- \*\* 14+ secure on-site carparks
- \*\* Approved permit for 6 level mixed use development
- \*\* Highly desirable Commercial 1 Zone (C1Z)
- \*\* Multiple front and rear access points
- \*\* Generous incentives on offer

Occupy with an eye to the future  
Develop now this large main road with permit in place  
Lease a large retail offering

\*\*\* The choice is yours!\*\*\*

## Additional Details

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<b>Tenure Type</b> Vacant Possession	<b>Car Spaces</b> 14
<b>Lease Term</b> Negotiable	<b>Zoning</b> Commercial 1
<b>Parking</b> <b>Comments</b> secure on-site parks	

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**David Gibellini**  
0419 473 504

**Paul Sberna**  
0414 315 728