



## 52b St Leonards Road, Ascot Vale VIC 3032

### Two Units on One Title

Modern 3 storey commercial building located in Ascot Vale, Zoned Business 1 (B1Z). Located approx 5kms north-west of Melbourne and subject to peak times about 10-17 minutes drive or tram into the City.

This property is only metres from Union Road, a colourful area with coffee shops and restaurants, retailers, banks, hotel and Tram route 57.

The property comprises 2 separate leasehold areas, fully tenanted, currently office use ..... but would also suit consulting rooms, retail or showroom use.

Retail  
FOR SALE  
Contact Agent

Unit 1, ground floor, retail frontage, approx 38 sqm

Unit 2, first and second levels, approx 74 sqm

Land size approx 46 sqm