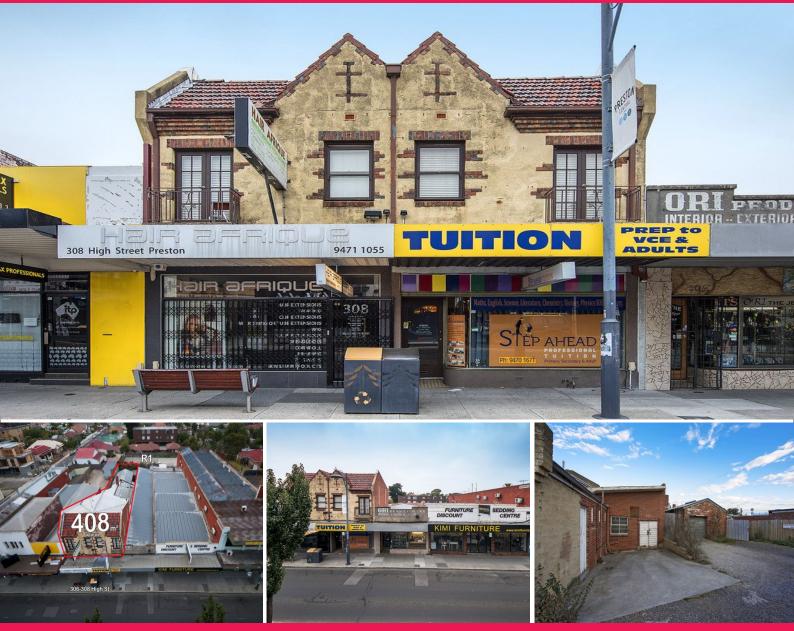
## Raine&Horne, Commercial



308 & 306 High Street, Preston VIC 3072

## **SOLD ANOTHER WANTED!**

•SUPERB INVESTMENT OPPORTUNITY WELL POSITIONED SOUGHT AFTER FREEHOLD. FIRST TIME OFFERED IN 16 YEARS

Potential Development Upside (STPA)

• Zoning- Priority Development Zone

• Schedule Zone (allows up to 4 levels plus Basement)

• 2 Titles offered for Sale with 3 Income Streams

• Total Passing Rental: \$69,123 PA

• Land Area: 194 sq/m + 214 sq/m Total: 408 sq/m(approx)Over 2

Titles

• Building Area: 297.5 sq/m (approx)

• Easy Rear Access

TERMS 10% DEPOSIT - B

Retail

FOR SALE

Asking \$2,500,000 PLUS

297.5sqm

## Raine&Horne. Commercial

## Tim Frlan

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