



## 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

**Tim Frlan**

0412 767 656

tim.frlan@brunswick.rh.com.au