



**SOLD**

## OWNER OCCUPIER PROPERTY INVESTMENT

Potential Future Development Site Located on Bruce Hwy Edmonton. This Commercial property currently comprises of a 130m<sup>2</sup> shop with office and a 2-storey building for offices or residential living on 2023m<sup>2</sup>

### FOR SALE & LEASE

The property is available for sale as a whole. The two buildings are also available for lease.

### RETAIL SHOP OR OFFICES

Situated on Bruce Hwy with 35,000 cars passing daily. Current long term lease has expired and tenants have relocated to bigger premises. The property would suit professional services or a retail outlet. The space comprises of large open plan area of approximately 96m<sup>2</sup>, a rear staff room with amenities 20m<sup>2</sup> and a side storage area with rear roller door access 30m<sup>2</sup>.

### OFFICE OR RESIDENTIAL

The property at the rear, located behind the shop has side access with ample parking and under cover garage space. The 2-storey building is of cement block construction with 3 rooms upstairs including kitchen, lounge and bathroom.

### SHEDS x 2

Colourbond Shed 10m x 4m with 6m high clearance

4 Bay Colourbond Shed - 3 bays are fully enclosed with 2 roller doors and the last bay is open. There is an extra 2m wide lean-to.

### LAND

The land at the rear of the property is a flat usable area for additional sheds or potential for development of the entire site.

Call Fiona Green for an inspection 0428 875 804

0 BED | 0 BATH | 0 CAR

### PRICE:

\$740,000

### OPEN FOR INSPECTION:

N/A



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