

4 BAILEY ROAD, COCKATOO, VIC, 3781



Boundaries Are Approximate



# FOR SALE

## SECURELY LEASED COMMERCIAL SITE ON OVER AN ACRE — DUAL ZONING WITH FUTURE POTENTIAL

Set on a substantial 4,170m<sup>2</sup> (approx.) allotment with a rare combination of Commercial 1 and Low Density Residential zoning, this high-exposure property offers an outstanding opportunity for investors, landbankers, or future owner-occupiers. Located within walking distance to the Cockatoo township and close to parks and sporting facilities, the site benefits from strong local traffic and prominent street frontage.

The property is currently leased to an established veterinary clinic on a freshly renewed 5-year lease commencing 1 July 2024, returning \$49,638 per annum + GST, with fixed 2% annual increases and no further options — providing both income certainty and long-term flexibility.

Improvements include a freestanding commercial building of approximately 222m<sup>2</sup>, currently configured with reception areas, consulting rooms, and staff amenities. The original layout was designed to support one or more businesses under the same roof, and the property also features 11 on-site car spaces and a rear roller door for deliveries — ideal for operational convenience and access flexibility.

Whether you're seeking a secure income stream, a strategic landbank, or a site with mixed-use or redevelopment potential, this versatile holding offers valuable zoning, strong local positioning, and room to adapt.

For more details or to arrange a private inspection, contact us today.

Note: The current internal fit-out as pictured has been installed by the tenant. Please contact the agent for further information.

Disclaimer: All information provided has been prepared with care; however, we make no guarantee as to the accuracy of the information. Prospective buyers are advised to make their own inquiries and seek independent legal and financial advice. We accept no responsibility for any errors, omissions, or discrepancies.

3 BED | 1 BATH | 11  
CAR

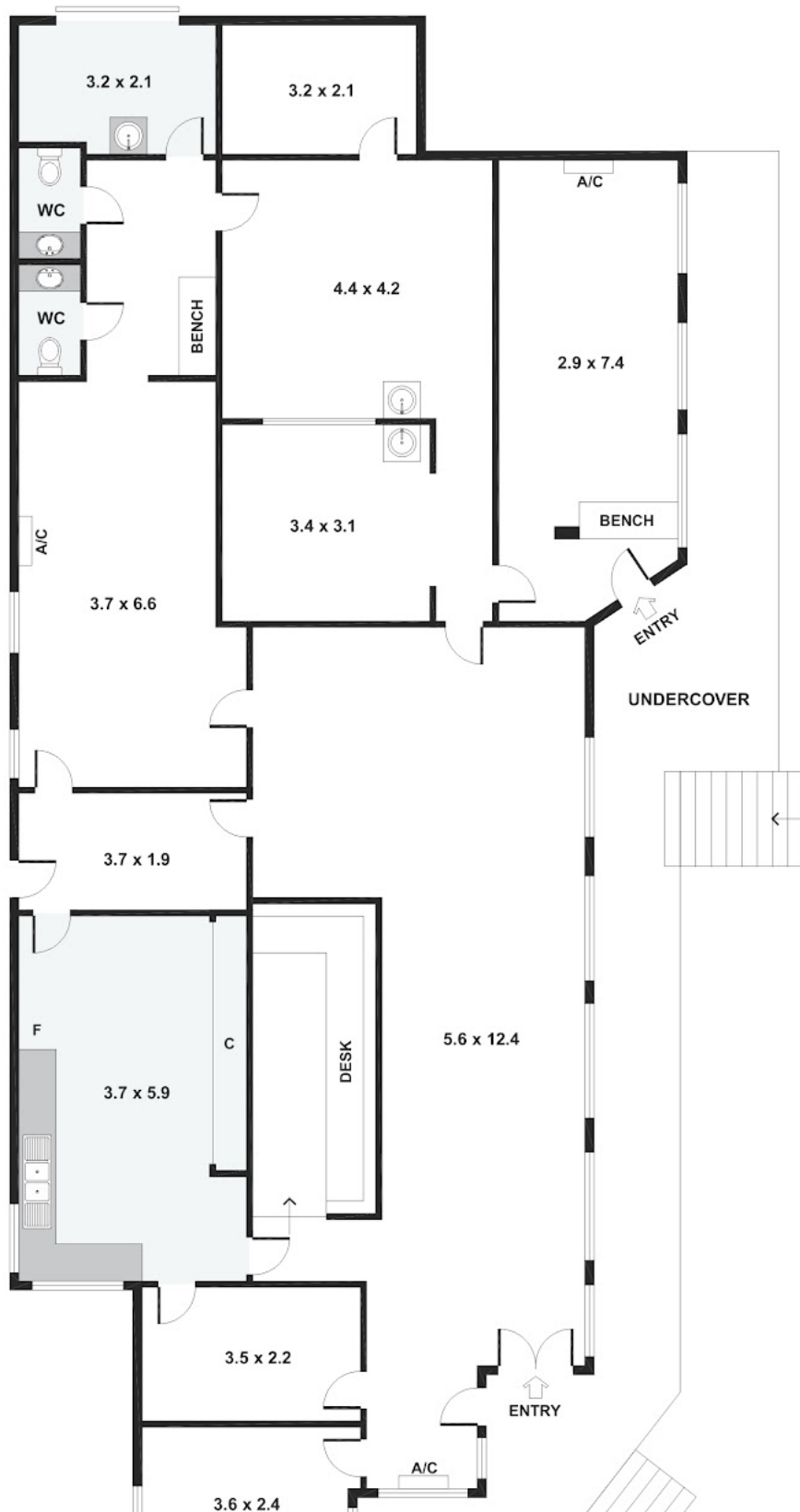
PRICE:  
CONTACT AGENT

OPEN FOR INSPECTION:  
N/A



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# 4 Bailey Road, Cockatoo



Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

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