

# KELLY & SHIEL

Licensed Estate Agents, Auctioneers & Property Managers EST. 1859



## 282-284 Auburn Road HAWTHORN VIC

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### PRIME LAND- INVEST- DEVELOP

Land 351 M/2 Two titles to be sold as one lot. Favourable Commercial Zone 1

Current Rent income of \$73,945pa + GST

Note 10.8 meter frontage to Auburn Road

Excellent rear lane access from Riversdale Road.

Comprises two shops currently leased to established tenants.

Close proximity to intersection of Auburn Road & Riversdale Road

Offered for the first time in over 45 years.

Strong Value Add Potential (STCA)

This well proportioned site is currently leased to established tenants providing a return while redevelopment plans are formalised.

Prime City fringe location with Public transport Riversdale Road Tram service, Auburn & Glenferrie rail stations,

**Building Size** : 120 sqm

**Land Size** : 351 sqm

**View** : <https://www.kellyshiel.com.au/sale/vic/east/hawthorn/commercial/retail/7507606>



**Damien Shiel**  
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282 & 284 Auburn Road, Hawthorn

