



## 463 Lygon Street Brunswick East VIC

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Jason Commercial is pleased to offer for sale to the public market: 463 Lygon Street, Brunswick East.

To be sold with vacant possession, A RARE opportunity to secure this outstanding freehold with future potential to develop (STCA) and in the meantime live/work from the property.

Formerly used as a florist, this property will be sold with vacant possession and is located in a prominent and highly visible position on Lygon Street, with easy access to public transport, schools, delicious/creative café's and eateries.

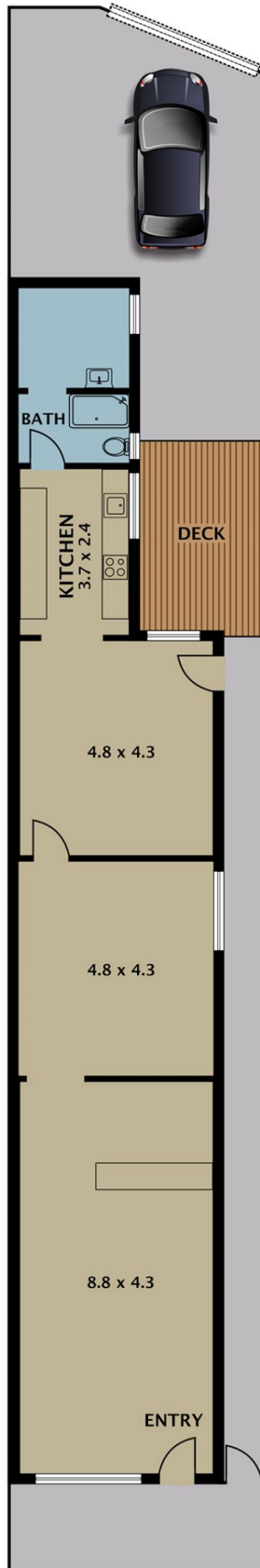
### KEY FEATURES INCLUDE:

- \* Land Area: 192sqm (Approx)
- \* Building Area: 135sqm (Approx)
- \* Commercial 1 Zone

**Price** : \$ 770,000  
**Building Size** : 135 sqm  
**Land Size** : 192 sqm  
**View** : <https://www.jasonrealestate.com.au/sale/vic/north/brunswick-east/commercial/retail/8069120>



**Leo Kikyris**  
03 9304 1444



Disclaimer. Please note plans are indicative only and not drawn to exact scale. All dimensions are approximate. Potential buyers view the property in person.

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