

**167A Reynard Street, Coburg, Vic 3058**



**Other For Sale**

Thursday, 13 June 2024

167A Reynard Street, Coburg, Vic 3058

**Bedrooms: 1**

**Bathrooms: 1**

**Type: Other**



Abdul Allouche  
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Jamil Allouche  
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## Contact Agent

A rare prospect awaits with this flexible commercial space, set on a corner block offering high street exposure; moments to Melville Road trams and booming cafes. On the ground floor of a brand-new boutique allotment, the floorplan presents a versatile office space, along with a private powder room and kitchenette option. With three-phase power, this offers the perfect opportunity to kickstart your cafe. A fantastic domain for your booming business thanks to its Commercial 1 zoning; plus, there is also a major opportunity to capitalise on a rental return of \$40,000 P/A approx. Truly an enviable location only 8km to our iconic city centre. It's encompassed by quick CityLink access, Moreland Road's IGA, bus routes and leafy green Shore Reserve (perfect for relaxing on your lunch break). With St Fidelis and West Coburg Primary Schools in walking distance, there will always be potential clients/customers strolling by. Additionally, just a short drive to cosmopolitan Sydney Road attractions and Coburg/Moreland Stations.