

7-9 Northumberland Road, Sunshine North, Vic 3020 **DouglasKay**

House For Sale

Friday, 19 January 2024

7-9 Northumberland Road, Sunshine North, Vic 3020

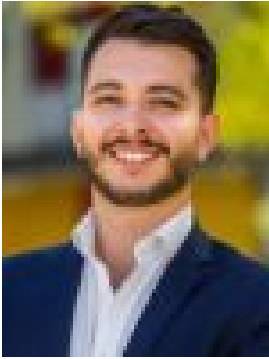
Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 372 m2

Type: House



Peter Kay
0401532886



Francis Thanh Vuong
0421385939

\$1,800,000 - \$1,880,000

Superbly located on the famous Northumberland Road Shopping Strip. This landmark location ensures guaranteed success as the only available shop vacant. This location speaks for itself on a commercial strip which is extremely tightly held due to constant high customer traffic volume and a blue chip reputation for business in good company with Tam Tam Grocery and more. First time offered in 60+ years on the market by the last original owner. This double shop on one title with rear roller door offers lane way access. Sure to capture the attention of a smart operator looking to secure a bustling, highly exposed location. As an investor there is a plethora of options to secure a sensational trophy commercial investment - split the shops and lease them separately. Further add value by developing apartments on top. Subdivide and share the twins. Strategically zoned Commercial Zone 1 promoting flexible uses for business trading while permitting development for residential. STCA. Facts: Solid Double Shop on 372m². Rear Roller Door Laneway Access. Blank canvas with partitioned offices. Includes heating, cooling, alarm, recent electric security shutters. 3 bedroom 1 bathroom, kitchen & courtyard residence already established. 3 toilets in total. Zoned Commercial Zone - Schedule 1. Vacant Possession. Suitable for Medical, Hospitality, Professional Services, Grocery & More. Walking distance to Sunshine's Hampshire Road CBD, Schools, Sunshine Station and only 11km to Melbourne CBD. Secure your future on Northumberland Road - it is now or never for this golden double opportunity. DOUGLAS KAY REAL ESTATE 280 HAMPSHIRE ROAD, SUNSHINE VIC 3020