

21 Black Street, Brighton, VIC, 3186

buxton

House For Sale

Thursday, 22 August 2024

21 Black Street, Brighton, VIC, 3186

Bedrooms: 3

Bathrooms: 2

Parkings: 9

Type: House



Ross Walker
0425836613

Landmark Commercial or Residential Opportunity Steps to Church Street

This landmark property, located just 130 metres from Church Street, presents a rare opportunity to invest, occupy, or value-add in the heart of beachside Brighton. Nearing the end of a long-term tenancy with Brighton Orthodontics, this blue chip period residence features a high-profile corner position with dual street frontages. Situated only one block away from one of Melbourne's strongest performing retail precincts, where the vacancy rate is under 1.1%, this property promises exceptional investment rewards.

Key features include:

- Rare residential/commercial offering in Church Street's GRZ
- Landmark 889sqm (approx.) corner position with a 20 metre frontage to Black Street
- 9 on-site car parking spaces accessed via Carpenter Street
- Tenanted by Brighton Orthodontics Pty Ltd, operating from the premises since 1995
- Current return is \$109,735 PA plus GST plus outgoings
- The existing lease expires on 30th June 2025 with no further options
- 130m to Church Street's thriving mix of retail, hospitality, and lifestyle amenities
- 220m to Middle Brighton Station

The key highlights of this opportunity include:

- High-profile Orthodontic practice representing a prime opportunity for an owner-occupier, or an astute commercial investor
- Consulting space ideal for dental/medical specialist seeking upcoming vacant possession in a prominent position with town planning approval for 3 practitioners and 9 registered car parks
- Owner-occupier opportunity for a magnificent renovation to meet your family requirements in a prime Brighton location with the option of an easily accessible home-office
- Internal features include period details, 3.25m ceilings, Baltic Pine floorboards, reception, waiting room, 3 treatment/consulting rooms, bay-window administration office, kitchen, 1.5-bathrooms, file-room, store-room, 2 x gas fireplaces, ducted heating/cooling, CCTV, and an alarm
- External features include 2 iconic palm trees framing dual street frontages, Hawthorn brick facade, return veranda, slate roof, original chimney stacks, and car park accessed via Carpenter Street
- Future upside to value-add, extend, or further develop in the General Residential Zone (STCA)
- A unique opportunity to acquire a slice of Brighton's illustrious past and secure a blue chip future in an ultra-convenient residential neighbourhood

For more information about this prominent corner home and/or business please contact Greg Costello on 0418 170 086 at Buxton Brighton.