



## 78-86 Newlands Road Coburg VIC

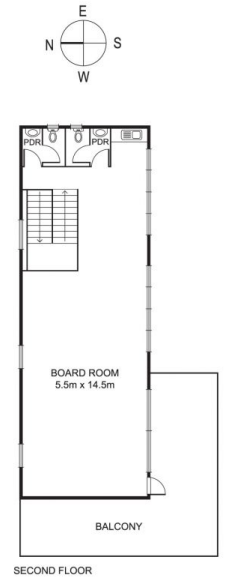
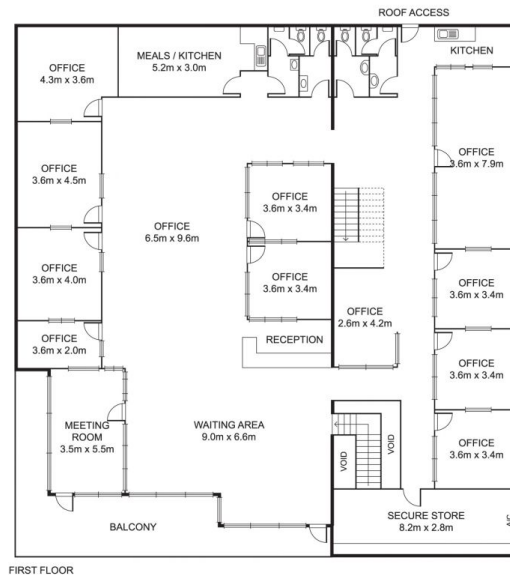
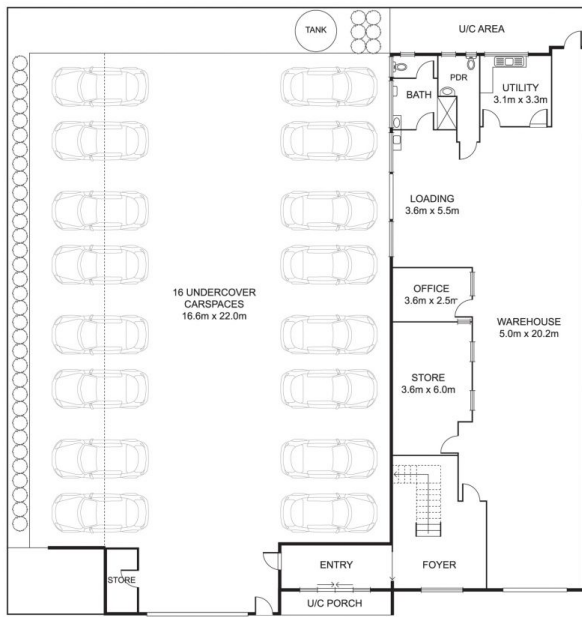
For Sale by Expression of Interest closing Thursday 17th August at 4pm

An ideal corporate headquarters with city skyline views, leafy vistas and or potential rental investment, this exceptional offering also presents as a redevelopment opportunity (STCA) with current scheme and plans available for a conversion of 8 apartments and café/retail space. Situated on approximately 750m<sup>2</sup> with total building area of 970m<sup>2</sup> approx., it's zoned C1Z (Commercial 1) in an attractively convenient position. Anticipate great return on investment with the option of dividing into multiple tenancies. Ascend to the top floor boardroom for stunning city views and leafy outlooks, appreciated both from inside and out on the wraparound balcony. Additionally providing 12 partitioned offices, meeting rooms, staff break out areas, a large reception area, and a server room with individual air

**Price** : \$ 2,250,000  
**Building Size** : 970 sqm  
**Land Size** : 750 sqm  
**View** : <https://www.alexkarbon.com.au/sale/vic/north/coburg/commercial/development/6208884>



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Disclaimer: Please note plans are indicative only and not drawn to exact scale. All dimensions are approximate. Potential buyers should satisfy themselves of any pertinent matters.