

### 34 Main Street Greensborough VIC

Magnificent investment in sought after retail location at 34 Main Street, Greensborough. This prime property has the benefit of an abundance of future development upside (STCA), with nearby height precedent set for mixed use projects over multiple levels.

- Superbly situated within the heart of the Greensborough retail precinct, surrounded by blue-chip tenants and directly opposite the major Greensborough Plaza Shopping Centre
- Adjoining long term tenants in Main Street.
- Total building area of approx 120m<sup>2</sup> plus ample rear car parking.
- To be Sold as Vacant Possession.
- Land Area 207m<sup>2</sup>\* Approx.
- Highly sought after Activity Centre Zone 1.
- Easy walking distance to Greensborough Train Station.
- Perfect retail investment or suitable for an owner occupier with development upside.

**Price** : \$ 965,000  
**Land Size** : 207 sqm  
**View** : <https://www.alexkarbon.com.au/sale/vic/north/greensborough/commercial/retail/6209109>



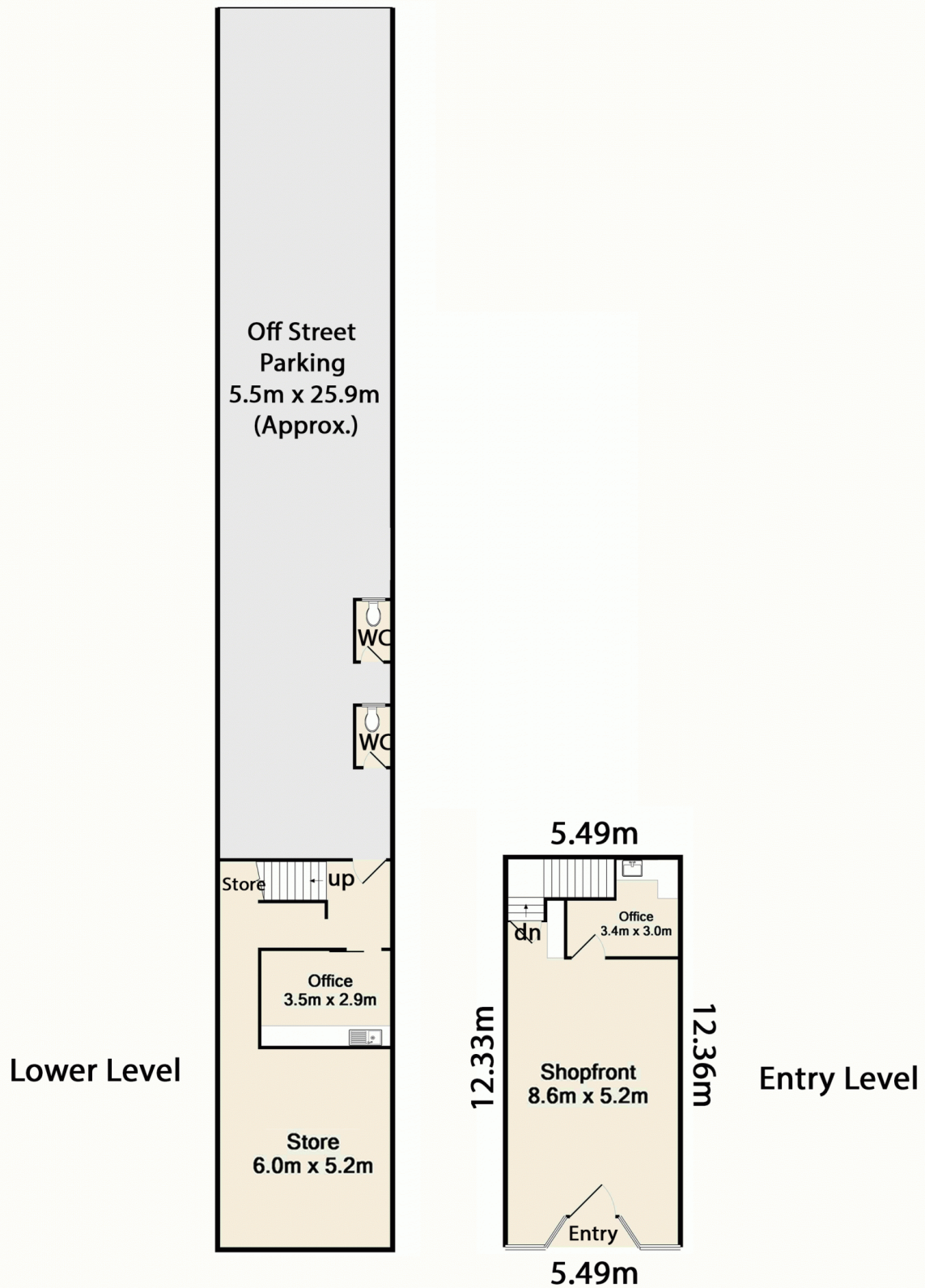
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# 34 Main Street, GREENSBOROUGH



Every precaution has been taken to establish accuracy of the above information but does not constitute any representation by the vendor or agent.