



## 9-11 Racecourse Road North Melbourne VIC

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For Sale by Expression of Interest closing 30 May at 5pm

Boasting outstanding exposure in a prime position at the gateway to the absolute heart of the city, this single fronted building is set on a site of approximately 173m<sup>2</sup> with huge potential. Seize the chance to make it your dynamic business base or any one of a number of other exciting possibilities - it could easily become the site of something stylish and new and even includes scope to build upwards and create a multi storey development (subject to relevant approvals). Zoned Commercial 1 (C1Z), with a side laneway adding highly convenient additional access along the full depth of the property (approximately 33.8 metres), it's set on a popular thoroughfare with excellent visibility from one of Melbourne's most vital intersections. Metres to multiple tram lines, a short stroll to trains on the Upfield line, it's just moments to CityLink access, Royal Park and

**Land Size** : 173 sqm  
**View** : <https://www.alexkarbon.com.au/sale/vic/inner-city/north-melbourne/residential/house/7558596>



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