



## 880 Mt Alexander Rd, Essendon

### AN ESSENDON ICON – THREE STREET FRONTAGES ON A 2714 SQM SITE

NSL Property Group is pleased to present 880 Mt Alexander Road Essendon For Sale via an Expressions of Interest campaign closing Thursday 4th July 2024 at 3pm (unless sold prior).

This site of historical significance and rare city fringe offering sits within a premier commercial precinct and is ripe for further upside (STCA).

Positioned in an established and exclusive precinct of Essendon close to the Buckley Street, Pascoe Vale Road and the City Link interchanges, the site offers flexible General Residential Zone.

Key Features include:

- Total Land Area: 2714 sqm
- Total Building Area: 941 sqm
- Three Street Frontages with 138 metre exposure
- First time publicly offered since constructed in 1882
- Suits a variety of commercial or residential applications (STCA)
- Flexible General Residential Zone (R1Z)
- A building of true historical significance – The Salvation Army Moonee Ponds Corps Centre
- Ample On Site Parking
- Occupy, Invest or Develop (STCA)

20 2,714 m2

<b>Price</b>	Contact Agent
<b>Property Type</b>	Commercial
<b>Property ID</b>	219
<b>Land Area</b>	2,714 m2
<b>Office Area</b>	941 m2

#### AGENT DETAILS

Guy Naselli - 0413 750 744

#### OFFICE DETAILS

NSL Property Group  
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0413 750 744

