



## 56 Tyson St, Fawkner

### PRIME RETAIL CORNER OPPORTUNITY IN FAWKNER

NSL Property Group is delighted to present 56 Tyson Street Fawkner available For Sale via an Expressions of Interest campaign closing Thursday 19th September 2024, at 3 pm (unless sold prior).

This prime retail is located in Fawkner's sought-after commercial precinct and offers exceptional potential for further enhancement (STCA). Positioned within an established and exclusive area of Fawkner, the site benefits from excellent access to major arterials including the Hume Hwy (M31), and Western Ring Rd (M80), and is close to Campbellfield Plaza.

With its flexible Comprehensive Commercial 1 Zoning, this property is suitable for various uses, making it an ideal opportunity for investors, owner-occupiers, or developers looking to capitalize on the location's growth potential.

#### Key Features:

- **Total Land Area:** 180 sqm
- **Total Building Area:** 149 sqm
- **Prominent Corner Block:** Approx. 30 meters of total frontage
- **Versatile Use:** Occupy, Invest, or Develop (STCA)
- **Available Now:** Ready for immediate action

For further information or to discuss your Fawkner property requirements, please get in touch with NSL Property Group:

Guy Naselli: 0413 750 744

Jackson Brenchley 0431 286 661

1 180 m2

**Price** Contact NSL Property Group  
**Property Type** Commercial  
**Property ID** 235  
**Land Area** 180 m2

#### AGENT DETAILS

Guy Naselli - 0413 750 744  
 Jackson Brenchley - 0431286661

#### OFFICE DETAILS

NSL Property Group  
 597 Gilbert Rd Preston, VIC, 3072 Australia  
 0413 750 744



The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do not