



## 426 Albion St, Brunswick West

### EXECUTORS SALE - PRIME LOCATION FOR SALE BY PUBLIC AUCTION

NSL Property Group is pleased to present 426 Albion Street, Brunswick West For Sale Via Public Auction Thursday 1st May, 2025 at 12.30pm (unless sold prior).

The building is engrossed in character and opportunity with a plethora of commercial or residential development possibilities (STCA).

Positioned in an established and exclusive pocket of Brunswick West close to Melville Road, the M2 Tullamarine Freeway & an abundance of local cafes, shops and amenity.

#### Key Features include:

- Total Land Area: 163sqm
- Total Building Area: 85sqm
- 5.7 metre frontage to Albion Street
- Internal bathroom and kitchen
- Commercial 1 Zone
- Multi-purpose site catering to retail, office, or residential
- A renovators delight with exposure and upside
- Surrounding Landmarks include Moonee Valley Racecourse & Sydney Road Retail precinct

163 m2

Price	Executors Sale - For Sale By Public Auction
Property Type	Commercial
Property ID	274
Land Area	163 m2
Office Area	82 m2

#### AUCTION

Thursday 1 May, 12:30 PM

#### AGENT DETAILS

Jackson Brenchley - 0431286661  
Guy Naselli - 0413 750 744

#### OFFICE DETAILS

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

- Occupy Investor Develop (STCA)

