



## 93-95 Sydney Road Brunswick VIC

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Vision Real Estate is delighted to offer this exceptional investment, ideally positioned in one of the busiest sections of Sydney Rd and within 4.2km\* of the CBD.

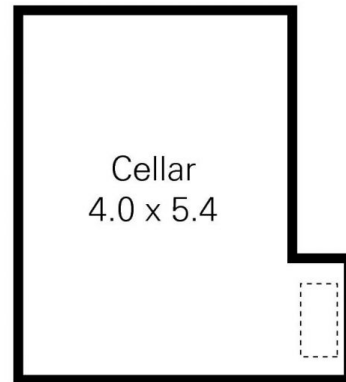
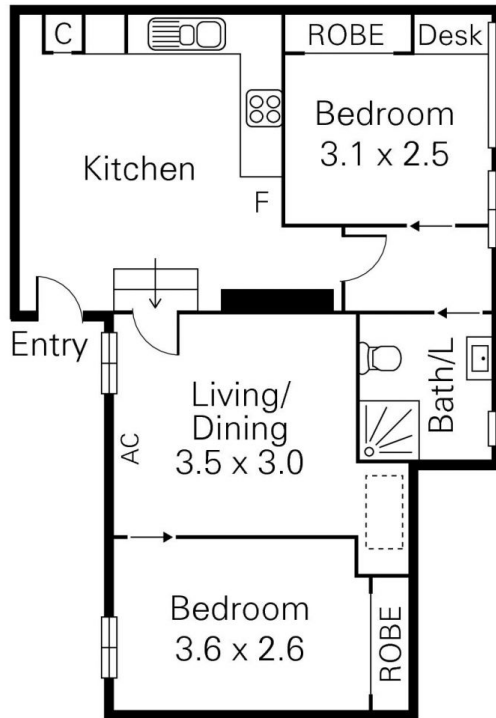
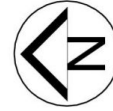
- \*Substantial Land Site - 460 SQM\*
- \*Completely Renovated Building- 435 SQM\*
- \*Healthy Annual Rent of \$169,468 p/a\* plus GST
- \*Unbeatable Combination - 3 Apartments & Two Outstanding Retail Shops.
- \*Public Transport Arterials Nearby- Tram Stop Close By & Jewell Station Just Around The Corner.
- \*Surrounded by Great Mix of Popular Cafes, Bars and Speciality Shops.
- \*Strong Main Rd Investment Opportunity In One of Melbourne's Most Popular Inner City Destinations.
- \*Secure On Site Parking - 4 cars.
- \*Additional Street Frontage- Black St.

**Building Size** : 435 sqm  
**Land Size** : 460 sqm  
**View** : <https://www.visionrealestate.com.au/sale/vic/north/brunswick/commercial/retail/7551880>



**Frank Romeo**  
 03 9654 9800

# 20b Black Street, Brunswick

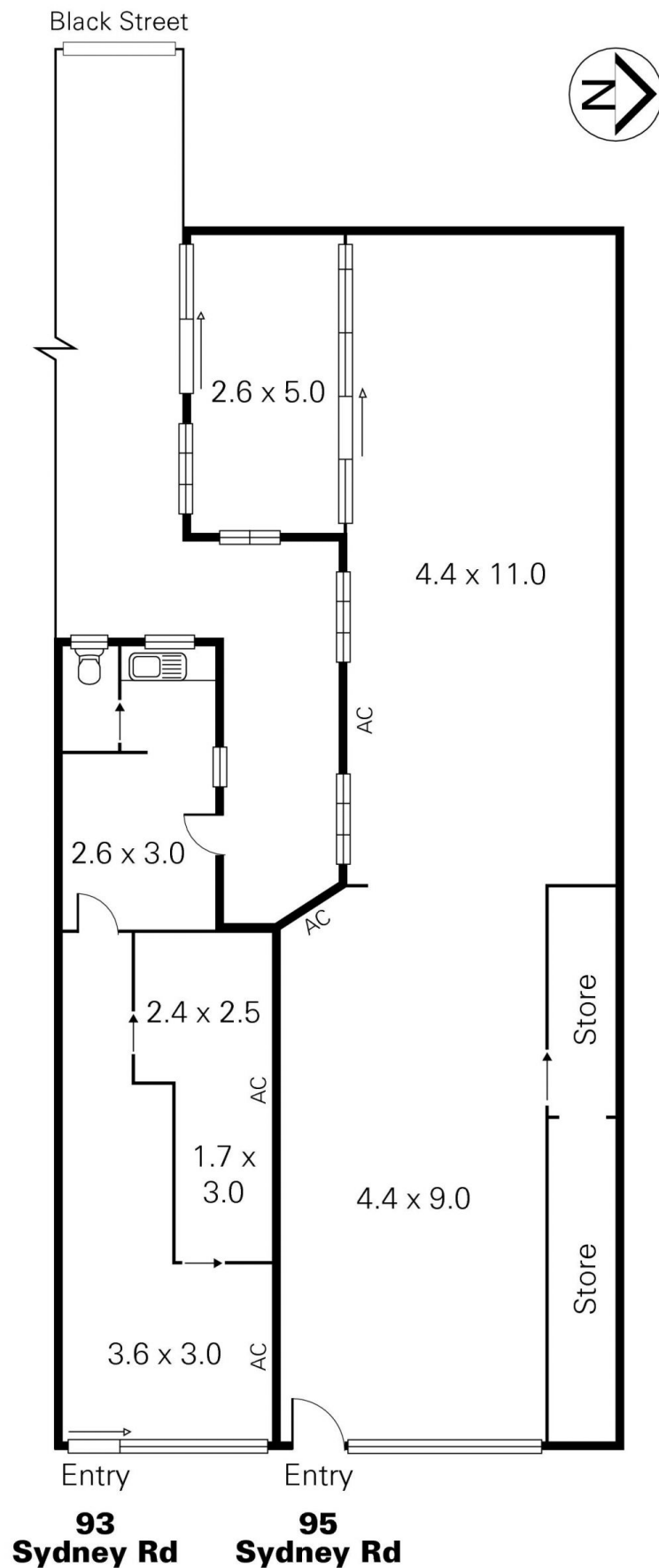


**PLEASE TICK APPROPRIATE BOX/ES**  
and email to [floorplans@smalldog.net.au](mailto:floorplans@smalldog.net.au)

- |  |  |                                       |
|--|--|---------------------------------------|
| <input type="checkbox"/> Approved  | <input type="checkbox"/> Vendor Approved | <small>Vision</small>                 |
| <input type="checkbox"/> Approved with changes                                       | <input type="checkbox"/> Add colour      |                                       |
| <input type="checkbox"/> Make changes & return for approval                          |  |                                       |
| Email as: <input type="checkbox"/> low res JPG <input type="checkbox"/> high res JPG |  |                                       |
| <input type="checkbox"/> GIF   | <input type="checkbox"/> low res PDF     | <input type="checkbox"/> high res PDF |

This plan has been prepared for marketing purposes only. Please note that all measurements & angles are approximate only, so it is strongly advised that all interested parties should undertake their own investigation into the accuracy of the supplied information.  
No representations or warranties of any nature whatsoever are given or intended.

93 & 95 Sydney Road, Brunswick



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☐ Approved with changes ☐ Add colour

☐ Make changes & return for approval

Email as: ☐ low res JPG ☐ high res JPG

☐ GIF ☐ low res PDF ☐ high res PDF

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