



**20 Sedgman Street Brunswick East VIC**



Vision Real Estate is delighted to offer this exceptional property, strategically positioned in a highly sought after area where it takes full advantage of the nearby parkland, public transport and Brunswick East's world class eateries and shops.

**Building Size** : 480 sqm  
**Land Size** : 488 sqm  
**View** : <https://www.visionrealestate.com.au/sale/vic/north/brunswick-east/commercial/industrial/7849649>

**Outstanding Features:**

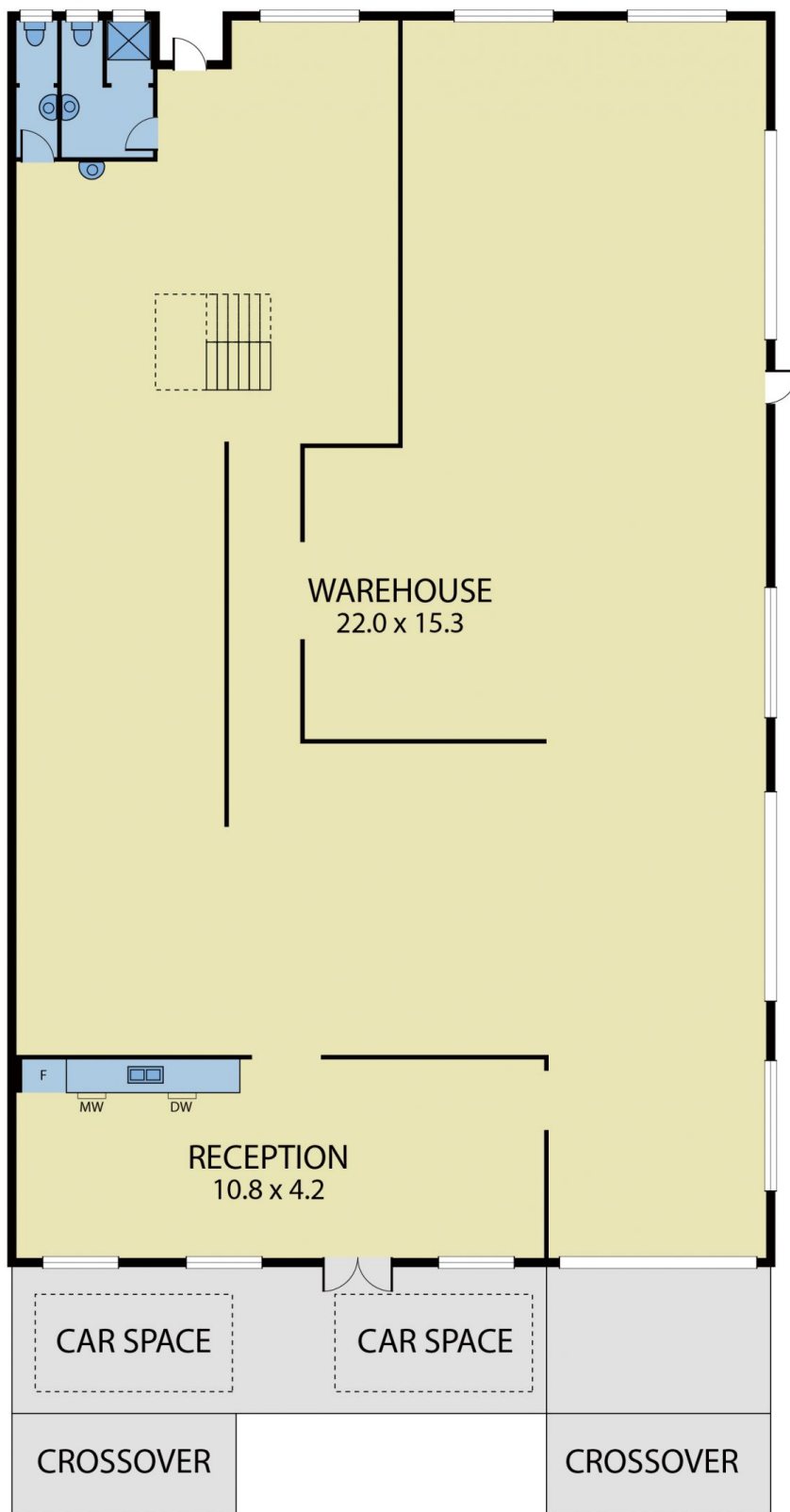
- \*Three Street Frontages
- \*Two Titles
- \*Premium Mixed Use Zone

- >Generous land site of 488 sqm\* just off Lygon St.
- >Office and warehouse -480 sqm\*
- >Rarely seen - three street frontages
- >Periodic tenancy returning \$56,000 p.a plus GST.
- >Vacant possession available

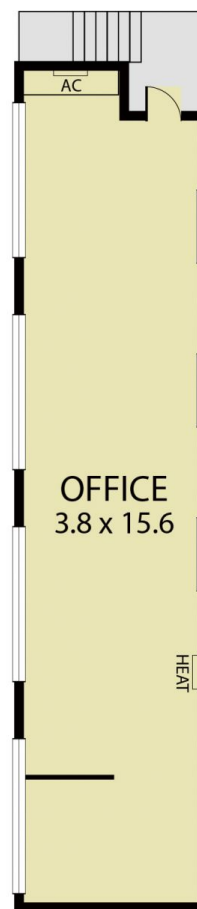


**Frank Romeo**  
03 9654 9800

# 20 Sedgman Street, Brunswick East



GROUND FLOOR



FIRST FLOOR

Disclaimer: Whilst we believe the contents of this document to be accurate, we suggest the prospective purchasers make any necessary enquiries to satisfy themselves. We do not accept responsibility for any errors or omissions.