O'Brien Real Estate Clark
33 Smith Street,
Warragul VIC 3820

15 Mackey St, Longwarry, VIC 3816

$650,000

House 3 1









PRIME 1,011m² COMMERCIAL 1 DEVELOPMENT OPPORTUNITY - MAIN ST

A rare and exciting opportunity in the heart of Longwarry.

Open for Inspection

By Appointment.

Positioned prominently on Longwarry's main street and within walking distance of the train station, this substantial 1,011m² Commercial 1 zoned allotment* presents an outstanding opportunity for developers, investors, owner-occupiers and astute businesses looking to secure a versatile property in a growing township.

Currently occupying the site is a tenanted three-bedroom weatherboard residence, providing an immediate holding income while you explore the property's future potential. The existing dwelling could be removed, subject to the necessary approvals, allowing the site to be transformed to suit your vision.

With Commercial 1 zoning, the possibilities are broad - whether you're considering medical or specialist consulting suites, professional offices, retail premises, a childcare/day-care facility, hospitality, or another suitable commercial venture (STCA).

The generous land size and prominent main street position provide an excellent foundation for a purpose-built development, with the potential to create a valuable commercial asset designed around the needs of the local community.
Key features include:

• Approximately 1,011m² of land*
• Commercial 1 Zone
• Prominent main street location
• Existing three-bedroom weatherboard residence
• Currently tenanted, providing holding income
• Existing dwelling could potentially be removed to facilitate redevelopment, STCA
• Ideal for a range of commercial, medical, retail and service-based uses
• Excellent opportunity for an owner-occupier, investor or developer
• A blank canvas with enormous potential

Whether your vision is a medical hub, specialist suites, retail destination, professional offices, childcare facility or something entirely different, this is a site that deserves serious consideration

Listed By
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Listing Number: 3561167

Every precaution has been taken to establish accuracy of the information above, but does not constitute any representation by the vendor or real estate agent.