

99 Oshanassy St, Sunbury, VIC 3429

Sold - \$970,000

Retail Shop



## Rare Opportunity In The Heart Of Sunbury

Discover a rare opportunity to own a versatile property located in the heart of the thriving Sunbury CBD, where modern urban living blends seamlessly with bustling commercial activity.

Prime Location:

Positioned at the epicenter of Sunbury's CBD, this property is surrounded by popular attractions including vibrant cafes, eateries, supermarkets, and community facilities. Just minutes away from the Sunbury train station and located near the newly announced TAFE, it offers unbeatable convenience and visibility. Its prime location ensures that both the residential and commercial elements of the property benefit from the city's energetic growth.

Key Features:

- Combined Gross Income: \$50,691.84 per annum
- Property Type: Single-level & Own Title
- Current Lease: 5-year term expiring on 31/05/2025, with a further 5-year option commencing 01/06/2025
- Property Size: 153 sqm (approx)
- Zoning: Commercial 1 Zone (C1Z)

With Sunbury's population projected to grow by 145%, reaching 105,000 people by 2046, this is a rare opportunity that shouldn't be missed. Secure your place in a high-growth area today!

**Open for Inspection**

By Appointment.

### Listed By

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