



## 26 Hampton Road Essendon West VIC

Jason Commercial is pleased to offer for sale to the public market: 26 Hampton Road, Essendon West.

A rare opportunity to secure an excellent retail/dwelling investment in a prominent, and affordable local retail strip. This asset presents a great opportunity to the savvy investor; to bank the existing rental income and value add in the future with development (STCA).

### KEY FEATURES INCLUDE:

- \* Land area: 227 m2 (approx)
- \* Building area: 190 m2 (approx)
- \* Rear laneway access
- \* Commercial 1 zone

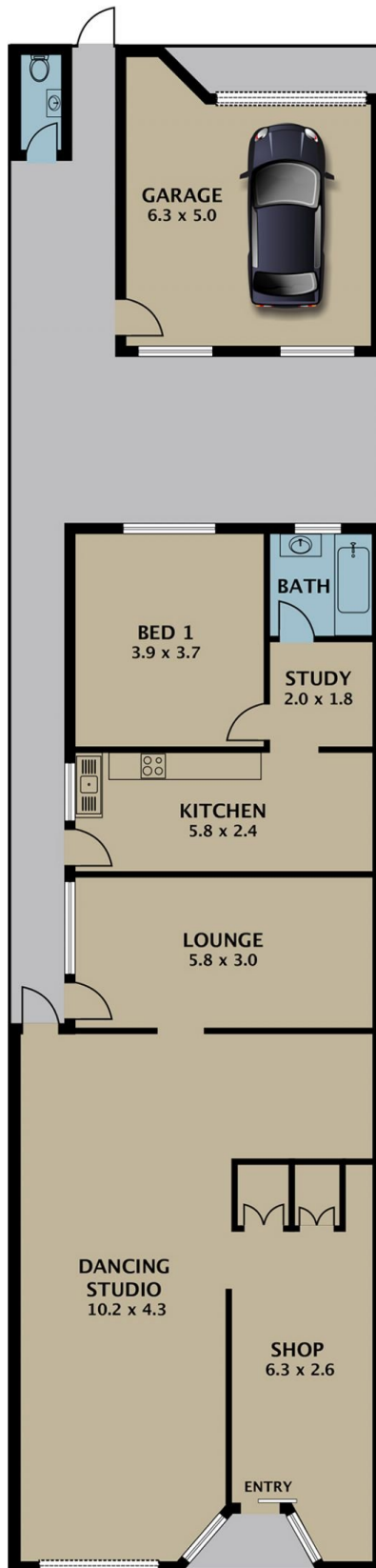
### LEASE DETAILS:

- \* Net rental: \$27,552 p/a

**Price** : \$850,000  
**Building Size** : 190 sqm  
**Land Size** : 227 sqm  
**View** : <https://www.jasonrealestate.com.au/sale/vic/north/essendon-west/commercial/retail/7408296>



**Leo Kikyris**  
**03 9304 1444**



Disclaimer. Please note plans are indicative only and not drawn to exact scale. All dimensions are approximate. Potential buyers view the property in person.

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