

**45-47 Napier Street Footscray VIC**

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This exceptional corner site is located just a short stroll away from Footscray train station and Maribyrnong River, and boasts prominent main road exposure, presenting a wealth of opportunities.

Current approved town planning permit for the construction of a 6 level mixed use development comprising of 12 x residential apartments and 1 office/retail space on the ground floor.. \*\*PDF copies of plans available upon request\*\*

The existing property comprises of two buildings on a single title, each with its own entrance, featuring 1 x retail shop and 2 x residential units currently leased for \$20,856 and \$18,252 respectively.

The existing ground floor retail space is vacant and

**Price** : \$2,750,000 - \$3,000,000  
**Land Size** : 316 sqm  
**View** : <https://www.douglaskay.com.au/sale/vic/north/footscray/commercial/development/7486343>

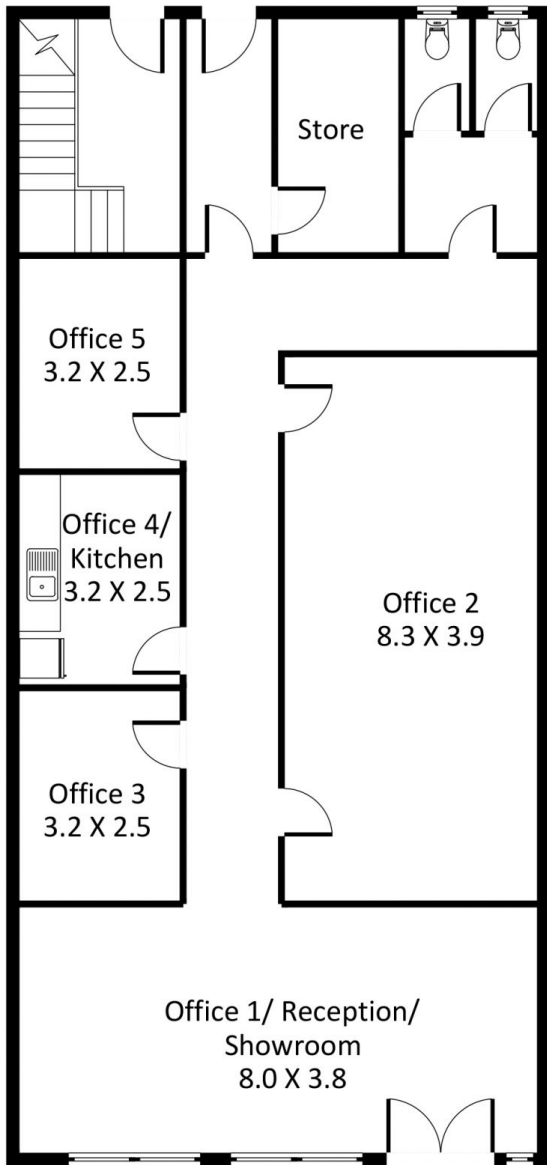


**Anthony Caccamo**  
03 9313 7888

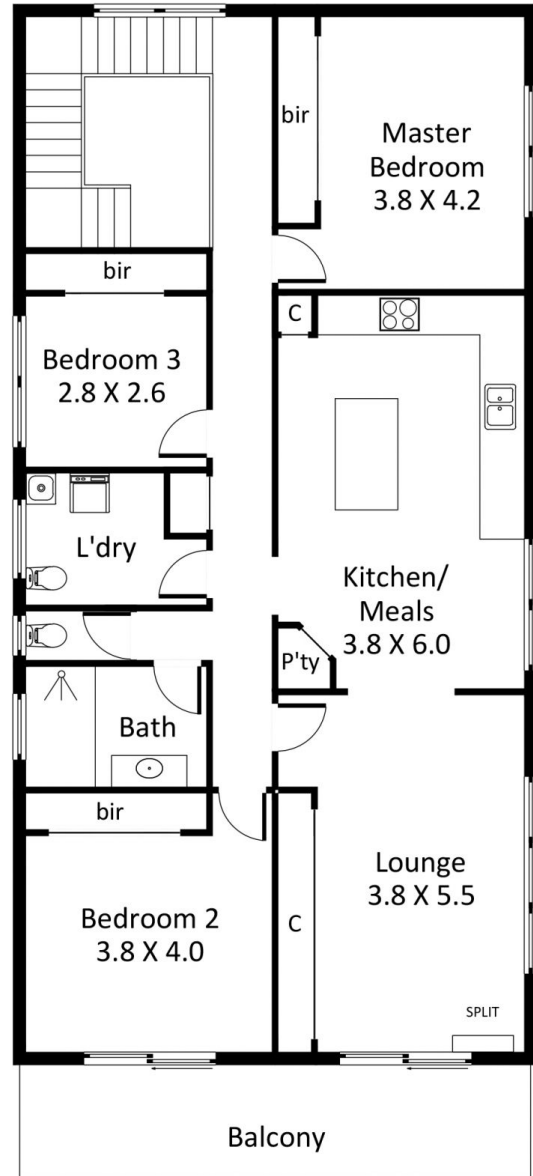


**Francis (thanh) Vuong**  
03 9313 7888

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Ground Floor



First Floor



Please note this is a representation only and whilst every precaution is taken to ensure we provide you with accurate information regarding this property we expressly deny responsibility for any omissions/errors contained herein.