



**53 & 55 Spalding Avenue Sunshine North VIC**

Superb opportunity to secure a rare side by side 2 x title opportunity in the thriving Sunshine North Industrial Pocket.

The flexibility of 2 x titles provides one or two lucky buyers to secure a huge securely fenced allotment provided an abundance of personal, professional or investment uses.

Land in the area on this scale is under high demand from prospective tenants requiring more space.

**APPROVED PLANS AND PERMITS\_**

3 x 220 - 260m<sup>2</sup> approx street facing warehouses.

All available documentation inclusive of Soil Test, Engineering + + will be provided on request.

\_Total land Area 1162m<sup>2</sup>\*

\_Clear Vacant Land.

\_Zoned Industrial 3.

\_Located in a highly sought after premium industrial pocket.

\_Easy and quick access to McIntyre Rd, Western ring Road, Airport & Ports.

DOUGLAS KAY REAL ESTATE

280 HAMPSHIRE ROAD

[For full version visit the website](https://www.douglaskay.com.au)

**Type** : Development  
**Price** : \$ 1,500,000  
**Land Size** : 1162 sqm  
**View** : <https://www.douglaskay.com.au/sale/vic/west/sunshine-north/commercial/development/7955178>



**Peter Kay**  
03 9313 7888



**Nick Christopoulos**  
03 9313 7888