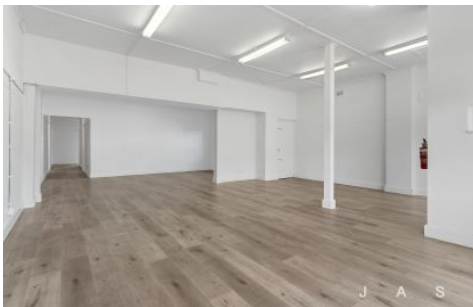


# J A S



## 177 Sunshine Road West Footscray VIC

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This blank canvas awaits your reality! Superb retail, cafe, restaurant or office space with prominent exposure to busy vehicle and foot traffic. The property is situated on Sunshine Road, West Footscray, directly across the road from Tottenham Train Station and is in close proximity to Ashley Street, Central West Shopping Centre and other public transport options.

The property includes an open office/ retail area upon entry and two large open plan consulting rooms; off a central hallway and kitchen at the rear. It has a new bathroom and a functioning kitchen with a sun drenched rear outdoor yard accessible via side street right of way. Parking included.

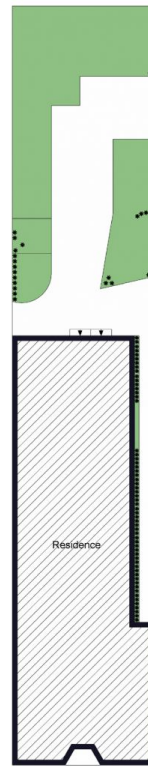
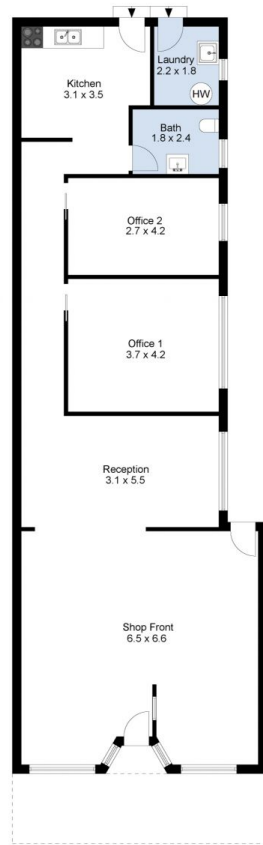
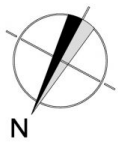
Property Features Include:

- 119 sqm approx. floor area

**Price** : Contact Agent  
**Building Size** : 119 sqm  
**View** : <https://www.jasstephens.com.au/751279>  
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**Chris Worthy**  
0456809247



Site Plan

**Total Internal Measurement 119 Sqm.**

Measurements are indicative and in meters. Exterior elements are not in exact position.  
Interested parties should confirm details at their own discretion

Produced by **DIAKRIT**