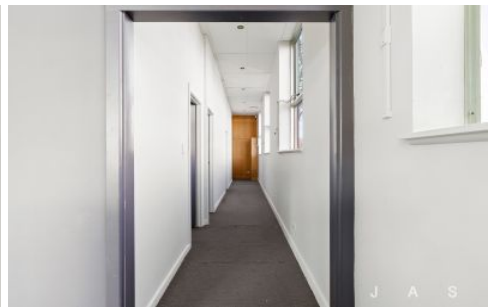
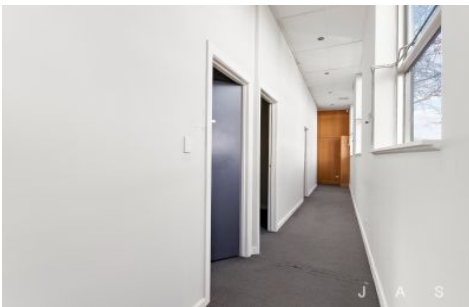


JAS



194 Somerville Road Kingsville VIC

2 🚗

This clean & modern blank canvas awaits your reality. Superb retail, cafe, restaurant, medical or office space opportunity with prominent exposure to road and foot traffic. The property is situated on busy Somerville Road, Kingsville and just 15 mins walk to Yarraville train Station and bus interchange services. The property is in close proximity to the many vibrant cafes and restaurants that both Kingsville and Yarraville villages have to offer.

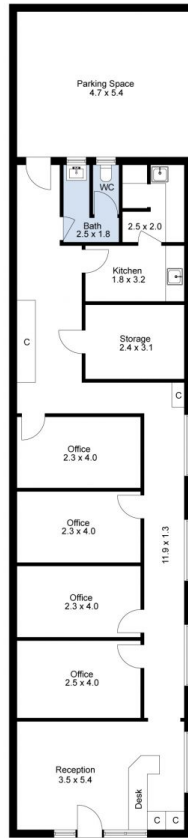
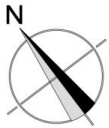
The property includes:

- Vacant commercial freehold of 117 sqm approx.
- Valuable corner landholding of 167 sqm approx.
- Two street frontages with rear off-street parking
- Excellent signage potential
- Lofty ceilings and ample natural light
- Scope to extend floor area (STCA)

Price : Contact Agent
Building Size : 117 sqm
Land Size : 167 sqm
View : <https://www.jasstephens.com.au/761138>
8



Chris Worthy
0456809247



Site Plan

Total Internal Measurement 116 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**