



## Sale By Tender – Unique Opportunity

Ross Cooper of Cooper Commercial are pleased to offer 49 Reserve Road, Melton for Sale.

This property offers a long term lease to 2028 to a long standing tenant for \$92,000 pa gross

This is an outstanding property with a unique future development opportunity (STCA).

3431m2 of land would be a strong attraction to any investor with a key location complimented by the 835m2 building.

The property is located within premium commercial/industrial precinct of Melton which provides easy access to High Street, Western Highway and Keilor Melton Hwy. Land dimensions are 40.15m frontage x 85.95m

3,431 m2

Price	SOLD for \$2,300,000
Property Type	Commercial
Property ID	1711
Land Area	3,431 m2
Warehouse Area	835 m2

### Agent Details

Ross Cooper – 0409 325 411

### Office Details

Commercial  
24A Kanowna St  
Williamstown, VIC, 3016  
Australia

side depth.

03 9397 8900

## Inspection Strictly By Appointment.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.

