



96 Sturt Street, HOWLONG, NSW 2643

Prime Commercial Land Opportunity

Unlock the full potential of this exceptional 1,986m² commercial block, strategically positioned in one of the area's most prominent and fast-growing precincts. Offering unmatched exposure, proven development advantages, and flexible commercial potential, this vacant site represents a rare opportunity for developers, investors, or owner-occupiers seeking to secure a premium holding with significant future upside.

Situated in a prime, high-traffic commercial corridor, this site boasts maximum visibility to passing vehicles and pedestrians, ensuring any future business or development enjoys strong branding presence and immediate market reach. Surrounded by established commercial, retail, and service operators, the property sits at the gateway to a thriving commercial precinct-opportunities are truly at your doorstep.

All the hard work has already been done. This property comes with:

- Development Approval (DA) already in place
- AFL (Authority For Land) approvals completed
- Full survey finalised and ready for immediate use

TYPE: For Sale

INTERNET ID: 21P9794

SALE DETAILS

\$499,000

CONTACT DETAILS

Albury

140 High Street
WODONGA, VIC
02 6021 2199

Kristy Leathem
0419 551 224

- Power design approved, allowing for smooth and efficient connection
- A clean, vacant site, giving developers complete flexibility in construction and layout

This is a streamlined, future-proof commercial project site-perfect for anyone wanting to move quickly and confidently. Whether you're looking to develop a modern retail complex, professional suites, showrooms, hospitality venues, or a mixed-use commercial hub, this site offers unlimited potential. Its size, approvals, and premier location make it suitable for projects of all scales-from immediate development to long-term land banking with exceptional future growth prospects.

This is an exceptional chance to secure a rare, high-value commercial holding in a location that continues to evolve and expand. With approvals in place and key site preparations already complete, the path to development has never been smoother.

Opportunities like this don't come around often. Enquire today and unlock the full commercial potential of this standout property.

- Land Area 1,986.00 square metre
- Commercial Type:

