



## 294-298 Rossiter Road, KOO WEE RUP, VIC 3981

### Prime Commercial Investment

Set on a generous allotment of approximately 1,400sqm, this outstanding commercial property presents a rare opportunity in a highly sought-after location.

Currently leased to two long-term renters, the property offers immediate income security with the added benefit of future potential. Whether you're a savvy investor seeking a high-performing asset or a developer looking to unlock value, this property ticks all the boxes.

#### Key Features:

- Approx. 1,400sqm of land
- Two secure long-term renters
- High-exposure position with excellent access
- Zoned for commercial use (CZ1)
- Outstanding potential for redevelopment or future expansion (STCA)

**TYPE:** For Sale

**INTERNET ID:** LKW3394

#### SALE DETAILS

**\$650,000 to \$700,000**

#### CONTACT DETAILS

**Koo Wee Rup**  
148 Station Stree  
Koo Wee Rup, VIC  
03 5997 2425

**Robert Mure**  
0417553324

Located in a thriving precinct with strong growth and demand, opportunities of this calibre are increasingly hard to find. Explore the possibilities today....

- Land Area 1,400.00 square metre
- Commercial Type:
- Building Area: 1.00 square metre

