



## BEST OF BOTH WORLDS - OCCUPY OR DEVELOP

Industrial/Warehouse • Land/Development • Retail

140-146 Glen Eira Road, Elsternwick, Vic 3185

**Floor Area:** 920 m<sup>2</sup>

**Land Area:** 875.00 m<sup>2</sup> (approx)

### Property Description

Aston Commercial are pleased to offer the significant property located at 140-146 Glen Eira Road, Elsternwick for Sale.

This prime and iconic corner freehold rich with local business history has been trading for several decades as Solomon Kosher Butcher's Shop which ran both its retail sales and production arms of the business there until August 2021.

In this time the local area has continued to go from strength to strength with the thriving local Ripponlea Village home to international award winning restaurant Attica and nearby Ripponlea Railway Station on its doorstep ticking all the boxes for any future mixed-use project.

The existing building also offers great opportunity for incoming occupiers with office and loading facilities. Operating as a food manufacturing and retail facility there is significant infrastructure in place for a similar use or can be cleared to provide a relatively open floor plate.

Property Highlights:

- Land Area: 875 sqm\*...

**For Sale**

Contact Agent

Sale by Negotiation

### Additional Details

#### Tenure Type

Tenanted  
Investment



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