



Sold

91 Howard Street, Epsom VIC



SOLD - SIGNIFICANT INDUSTRIAL LAND HOLDING

91 Howard Street presents a truly unique opportunity for developers and land holders, at 40 acres/16.15 hectares, this corner site with approximately 894m of street frontage is one of the LAST REMAINING significant land holdings in Epsom, a rapidly developing suburb within the City of Greater Bendigo.

Details:

- > 40 acres/16.15 hectares in 2 titles of 20 acres/ 8.08 hectares each*.
- > Frontage to Howard Street 234m (approx.) to the north
- > Frontage to Bowles Road 660m (approx.) to the west
- > Bordered by substantial residential development along the WHOLE eastern and southern borders.
- > Zoned Industrial 3
- > An ideal opportunity for national brand companies to position themselves within a developed area with a ready-made market literally at their doorstep.
- > Only 1km to the Midland Hwy, the major north/south arterial from northern Victoria, through to the CBD of Bendigo and south to Melbourne.
- > Only 1km to the thriving Epsom retail precinct with major and boutique tenancies
- > Within the Bendigo Urban Growth Boundary
- > Currently on short-term lease (3-bedroom house and farm, providing potential income during planning & permit stages)

Epsom is a rapidly evolving suburb of Bendigo, it is already home to a number of national brands and encompasses an ever-increasing number of residential, commercial and industrial developments. A site of this size and location is very rare indeed and is an opportunity not to be missed.

For Private Sale. Detailed Information Memorandum available upon request. Contact Agents for further information.

Contract type	Sale
Property Type	Land/Development, Commercial
Price	CONTACT AGENT
Katherine Dean Owner Principal	0437 254 462

Richard Miglic
Owner Principal

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