



## 2 TOTTENHAM PARADE, WEST FOOTSCRAY VIC 3012

### UNLOCK PRIME INDUSTRIAL-COMMERCIAL POTENTIAL

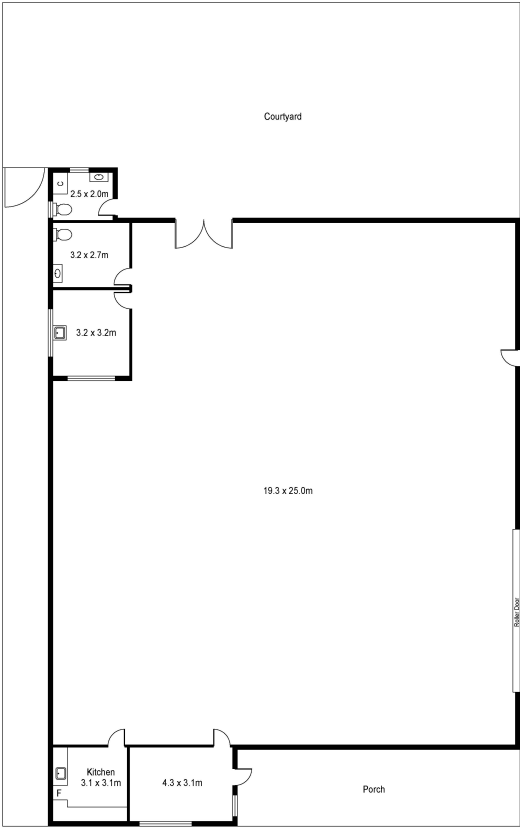
Unlock a rare opportunity in the heart of West Footscray's thriving commercial and industrial precinct. Perfectly positioned just 7-8km from the Melbourne CBD, this substantial site offers exceptional flexibility for owner-occupiers, investors, or developers seeking scale, accessibility, and long-term growth. Boasting a 600m<sup>2</sup> commercial building set on 1,306m<sup>2</sup> of land, the property presents generous space for warehousing, workshop, distribution, creative industries, or future redevelopment (STCA). **For more information please visit our website.**

Disclaimer: In preparing this brochure, Nicholas Scott and its related franchisees has relied in good faith upon information provided by others and has made all reasonable efforts to ensure that the information is correct. The accuracy of the information provided to you (whether written or verbal) cannot be guaranteed. If you are considering this property, you must make all enquiries necessary to satisfy yourself that all information is accurate.

**FOR SALE**  
\$1,700,000 - \$1,800,000



Nicholas Skapoulas - 0418 371  
558  
nicholas@nicholasscott.com.au



2 Tottenham Parade, West Footscray