



# For Sale

518 High Street, Epping VIC 3076

4663sqm

## A Rare High-Profile Epping Opportunity – 4,663m<sup>2</sup> of Endless Potential

Available for sale via Expressions of Interest, closing Tuesday 29th April 2025 at 3:00pm (AEST).

Areal Commercial is proud to exclusively present 518 High Street, Epping, a prime commercial site in one of Melbourne's fastest-growing municipalities.

This high-exposure 4,663m<sup>2</sup>\* site boasts prime High Street frontage and sought-after Activity Centre Zoning (ACZ), offering exceptional flexibility for developers, investors, and owner-occupiers.

### Key Features :

- Prime High Street frontage in a high-growth corridor
- 4,663m<sup>2</sup>\* land holding
- Activity Centre Zoning (ACZ), ideal for retail, office, warehouse, bulky goods and more (STCA)
- Vacant Possession
- Excellent connectivity to major arterials, including Metropolitan Ring Road, Hume Freeway and Tullamarine Freeway
- High exposure location, 600m from Epping Shopping Centre, ensuring high foot traffic and amenity
- Close to public transport

\*approximately

Please contact the exclusive selling agents at Areal Commercial...

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#### MELBOURNE CBD

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#### POINT COOK

Entrance C4, Level 1, 2 Main Street, Point Cook. VIC 3030 | 8686 8338

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