

Raine&Horne.[®] Commercial

BELMORE
96 Kingsgrove Road

174 sqm

SHOP AND RESIDENCE WITH UPSIDE

PRICE GUIDE - \$1,150,000 - \$1,250,000

Raine & Horne Commercial is pleased to present 96 Kingsgrove Road, Belmore, to the market for sale. Ideally situated on the highly sought-after Kingsgrove Road, 96 Kingsgrove Road offers exceptional potential for both owner-occupiers and investors. The property provides a unique opportunity with 171m²* of land and dual street frontages, offering versatile options for future use.

The property features 174m²* two-storey building. The ground floor is currently occupied by a long-standing retail premises, Viola Butchery, which has been successfully operating from the site for approximately 45 years. The first floor comprises a two-bedroom residence, providing additional rental income. The site is enhanced by rear lane access, providing convenient entry for both the retail space and residence, along with allocated parking for tenants and visitors.

With a dual income stream, the property presents a strong investment opportunity, with the added benefit of potential for future value enhancement. Whether you are looking to occupy, invest, or further develop the property, this is a rare asset with significant upside potential.

For more information, to request a copy of the Information Memorandum, or to arrange an

Property ID	L12005049
Property Type	Retail
Building / Floor Area	174
Land Area	171.0 sqm

AGENT

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inspection of the property, please contact the agent listed below.

Mark Ammoun

Raine & Horne Commercial

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1300 00 21 20