



LIVERPOOL  
65-67 Scott Street

163 sqm

## INVESTMENT OPPORTUNITY! TWO ADJOINING TORRENS TITLED ALLOTMENTS

Sold

Introducing an exceptional opportunity to own two adjoining Torrens Titled allotments spanning 3 stories, in the heart of Liverpool City.

These allotments, measuring 81m<sup>2</sup> and 82m<sup>2</sup> respectively, combine to form a spacious and regular-shaped land parcel of approximately 163 square meters and occupies a gross building area of some 480m<sup>2</sup>.

Situated conveniently, they back onto George Lane at the rear, offering accessibility and potential for various developments.

Opposite Civic Place and the brand new Liverpool Council building within Liverpool CBD, and just down the road from Liverpool train station, this property offers prime exposure and engagement with constant foot traffic.

The building comprises:

Property ID	L3197083
Property Type	Retail
Building / Floor Area	163

### AGENT

**Vincent Stevens**

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- Two ground-floor shops (currently leased by a long term-operating chemist and a bakery) providing instant income on investment from day one.
- Seven small commercial offices at the first-floor level, catering to diverse business needs and
- A 3-bedroom residential apartment occupying the entire second floor, providing comfortable living quarters.

The property is zoned 'M1-Mixed Use' under the Liverpool L.E.P. 2008, and has a maximum permitted building height of 21 metres.

Whether you're an investor seeking a lucrative rental return, a developer looking to capitalize on the mixed-use zoning, or a business owner aiming to establish a presence in a prime location, this property presents an enticing opportunity.

If you would like to know more or arrange an inspection, please contact Vincent Stevens or Klaude Ruhs at

Raine & Horne Commercial Liverpool on 9600 7666.