



#### 48 Langs Road Ascot Vale VIC

Discover an incredible opportunity with this prime freehold property, perfectly situated across from the iconic Melbourne Showgrounds in the bustling heart of Ascot Vale. Already set up for a service station, this site is ready for you to hit the ground running! Imagine capitalizing on high traffic from both foot and vehicle commuters, making it an ideal location for a petrol station that caters to a diverse clientele.

What sets this property apart is that it comes complete with essential equipment included in the sale, allowing you to seamlessly begin operations without the hassle of additional setup costs (STCA). The existing infrastructure supports your vision, whether it's providing fuel, a convenience store, or automotive services. With high exposure, your business will attract a steady stream of customers day in and day out.

<b>Price</b>	: Expression of Interest
<b>Building Size</b>	: 327 sqm
<b>Land Size</b>	: 327 sqm
<b>View</b>	: <a href="https://www.ypa.com.au/8181582">https://www.ypa.com.au/8181582</a>



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