



## 12 Rochdale Square Lalor VIC

Discover an incredible opportunity in the bustling heart of Lalor! This prime commercial property is not only tenanted, generating immediate income, but also comes with approved plans and permits for the development of 3 residential dwellings above the existing premises.

Located just steps away from vibrant shopping strips and essential amenities, this property is perfectly positioned for both business and residential growth. Imagine the potential for rental income and increased property value!

The property features a reliable tenant in place, ensuring a steady cash flow from day one. With approved plans for three stylish residential apartments, the opportunity to enhance your investment is substantial. Situated in a high-traffic area, the location boasts excellent visibility and foot traffic, making it an attractive option for both retail and

**Price** : \$790,000  
**Building Size** : 160 sqm  
**Land Size** : 194 sqm  
**View** : <https://www.ypa.com.au/8181633>



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