



26 Princes Hwy, Cann River



Vacant Possession - High-Exposure Dual Frontage Site – Former Government Depot with Subdivision Potential (STCA)

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Versatile Storage & Workspace in Prime Location – Ideal for Businesses, Trades, or Equipment Storage.

- Offered with Vacant Possession -

Address: Fronting Princess Highway & Tyson Street Zoning: Township Zone (TZ)

Land Area: 2,141m² (approx.) Settlement: 60/90/120 Days

Key Features:

- **Dual Street Frontage** to Princess Highway and Tyson Street – excellent accessibility and exposure
- **Former Parks Victoria and VicForests Depots** – established infrastructure ready for repurposing
- **Ideal Business Location** in the heart of town
- **Office Building** of approx. 180m² with kitchenette and highway frontage
- **Seven Sheds + Warehouse** totalling: 610 m² (approx.)
 - Shed 1 - 7: Total 450 m²

35 2,144m²

Price Expression of Interest (EOI)

Property Type Commercial

Property ID 4158

Land Area 2,144 m²

Office Area 2,141 m²

Agent Details

Las Widanage - 0429 115 115

Alexandra Visic - 0403 918 507

Office Details

Australian National Real Estate
207 Warrigal Rd Hughesdale VIC
3166 Australia
03 9570 2585



- Warehouse/Storage: 160 m²
- **Large Rear Yard** accessed via Tyson Street – perfect for storage, vehicle access, or future expansion
- **Potential for Subdivision or Redevelopment (STCA)**

An excellent opportunity to own a multi-use commercial property featuring seven enclosed storage sheds and one large open shed, all situated on a secure and accessible lot.

Ideal For:

Trades & Contractors

- Transport or Logistics Operators
- Equipment & Machinery Storage
- E-commerce or Small Business Operations
- Investors seeking multiple income streams

Prospective buyers may need to seek their own authority approvals for subdivision or redevelopment. All approvals are subject to the council and the relevant authorities.

To Arrange an Inspection, Please Contact the Agents Listed.

PLEASE NOTE: Open for Inspection Times and Property Availability are subject to change or cancellation without notice. Please refer to the listed inspection times. If no inspection time is available or you are not able to make the listed times please select Book an Inspection Time or Contact Agent and register your interest. We highly recommend registering for an inspection you are going to attend to avoid disappointment for cancellations. If you are registered to attend an inspection you will be notified via SMS if the inspection is cancelled. Disclaimer: We have in preparing this document used our best endeavours to ensure that the information contained in this document is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements in this document. Prospect purchasers should make their own enquiries to verify the information contained in this document. Purchasers should make their own enquires and refer to the due diligence check-list provided by Consumer Affairs. Click on the link for a copy of the due diligence check-list from Consumer Affairs. <http://www.consumer.vic.gov.au/duediligencechecklist>

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