



331-333 Clayton Road CLAYTON

A Strategic and Well-located Clayton Freehold Suited to Investors, Occupiers and Developers

Wilson Commercial is pleased to present for sale 331-333 Clayton Road, Clayton.

- A strategic and well-located Clayton freehold with strong underlying fundamentals and a high level of flexibility that bodes well for investors, occupiers and developers
- The substantial 230 sqm* building has been strategically split into two separate shops, both of which benefit from ultra-wide foot paths, ideal for outdoor seating and delivery services
- Positioned on 320 sqm* of Commercial 1 Zoned land, with 10.3 m* of sought-after Clayton Road street exposure + the convenience of rear access via Haughton Road
- Flexible zoning and neighbouring 3 storey mixed use buildings provide height precedent and exciting development possibilities (STCA)
- Bookended between the heavily trafficked (1.6 m* commuters annually) Clayton Station, 2 x Coles supermarket's, Hong Kong Supermarket, Surace Fresh & major banks
- Located just 1 km* from the largest Monash University Campus, which boasts over 25,000

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