



**107 McIntyre Road Sunshine North VIC**



Prime location on one of the West's most active and highly exposed shopping strips.

Suits a variety of uses including retail, office, showroom / warehouse, with rear workshop.

Downstairs currently leased to Talking Tiger Signage.

There is scope to add further rental income by utilising the 3 bedroom, 2 bathroom first floor residence subject to planning permit and council approval.

Suitable for owner occupation or to lease out the whole building from 1st September 2026.

- \_Land 171m2 approx.
- \_Building Size 300m2 approx.

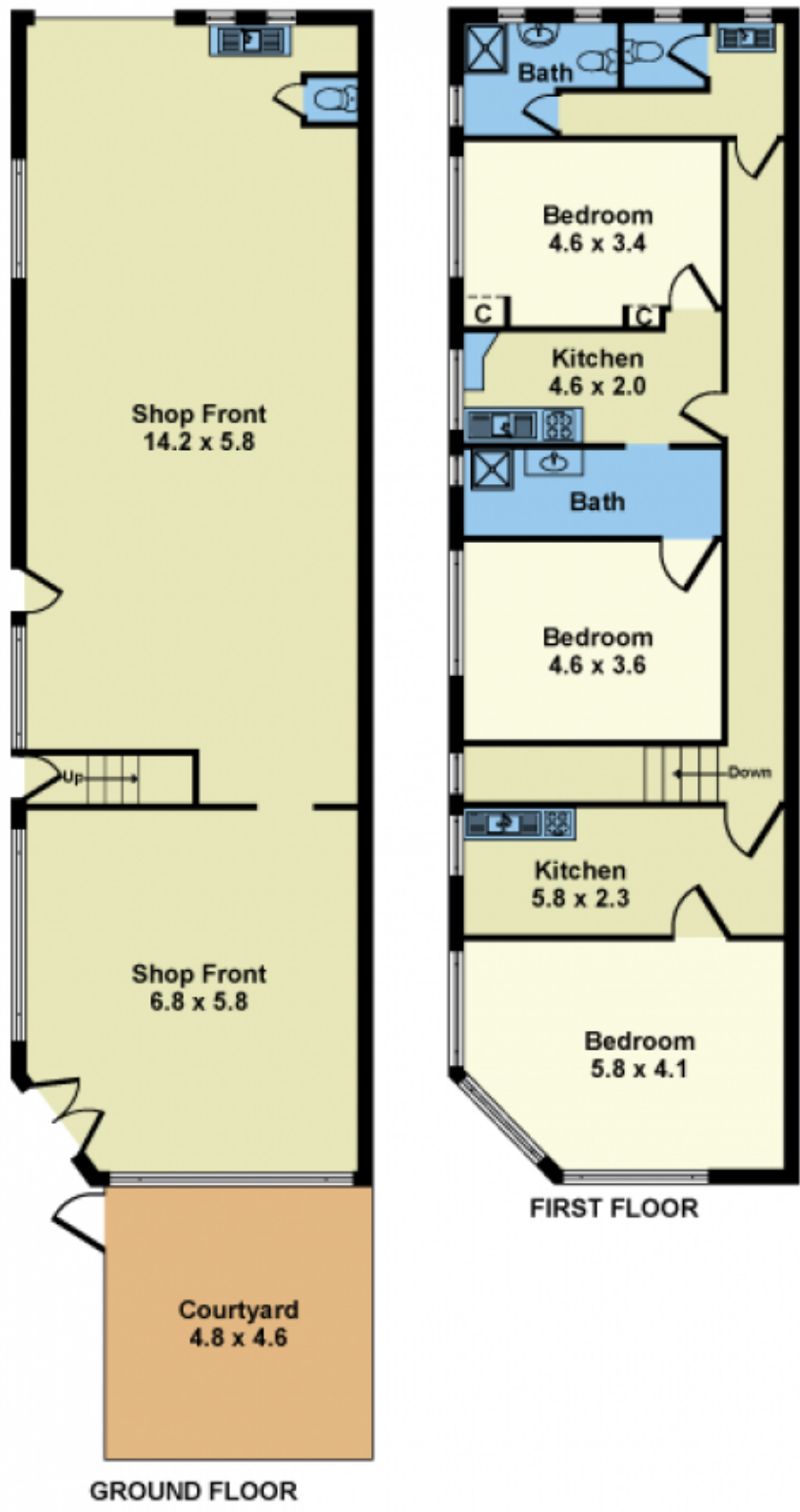
**Price** : \$695,000  
**Building Size** : 300 sqm  
**Land Size** : 171 sqm  
**View** : <https://www.douglaskay.com.au/sale/vic/west/sunshine-north/commercial/retail/8062570>



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Whilst every attempt has been made to ensure the accuracy of this floorplan, measurements of doors, windows, rooms and any other items are approximates only. The producer or agent cannot be held responsible for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such.