



For Sale

506 sq. m

171 Commercial Road, Koroit

Investment Opportunity in Central Koroit

Positioned in the heart of Koroit's charming and tightly held main street, this remarkable heritage building offers a rare chance to secure a piece of the town's rich history while unlocking exciting future opportunities. Containing three parcels on one title and Zoned Commercial 1, there is so much opportunity to utilise this corner site now, or in the future.

Originally constructed around 1880, the former Robinson Brothers Grain Store stands proudly among Koroit's historic streetscape. The building retains many of the beautiful characteristics of its era, including high ceilings, solid stone walls and timber floorboards – features that create a unique atmosphere rarely found in modern properties.

Set on a generous 506m2 block, the property provides outstanding flexibility for those looking to renovate, restore or reimagine the space. Whether your vision is a distinctive residence, boutique retail space, cafe, holiday accommodation or an

For Sale : \$560,000

Jeremy Gleeson

0431 767 855

jeremy@gleesonre.com.au

investment project, the size of the land and central location present exceptional opportunity.

The building is currently arranged to include a kitchen (with original solid fuel stove), lounge area with potbelly fire, three bedrooms, hallway and combined laundry/bathroom, along with an additional outdoor room. Outside, the property features a shed, small rainwater tank, carport and enclosed yard, leaving plenty of scope to further enhance the site.

Location is key, and this property delivers. Just steps from local pubs, cafes, restaurants, boutique shops and supermarket, everything Koroit has to offer is right at your doorstep.

For those seeking a property with character, history and exciting potential, this is a rare opportunity to secure a landmark building in one of Koroit's most prominent locations. Arrange your inspection today with Jeremy and discover the possibilities that await – ph. 5564 4555.