

## Prime Commercial Opportunity in the Heart of Sunbury!

396sq  
m



### 21-23 Brook Street, Sunbury

\$2,350,000

Position your business for success at 21-23 Brook Street, Sunbury – a high-profile address steeped in history and brimming with potential. Formerly the National Australia Bank, this landmark 396sqm premises offers exceptional visibility, versatile space, and unmatched convenience in one of Sunbury's busiest locations.

Boasting a wide, high-impact frontage, the property captures constant foot traffic and offers outstanding exposure to passing customers. Inside, a spacious open-plan layout provides flexibility for a variety of commercial uses, complemented by a kitchenette, dedicated restrooms, and thoughtful infrastructure to support your operations.

Standout features include:

- Secure bank vault room – ideal for high-value storage or a standout design feature
- Separate storage and PABX rooms
- Six private car spaces at the rear – a major advantage in this central location

Surrounded by thriving businesses, cafés, and essential services, this is a rare opportunity to establish or expand your business in one of Sunbury's most recognisable buildings.

**Property ID:** L36350784

**Property Type:** Offices

**Building / Floor Area:** 396

**Ken Grech**

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Don't just open a business – make a statement.

Contact Ken Grech – 0418 509 710