



30 Inkerman Street ST KILDA

EXCITING CITY FRINGE OFFICE BUILDING OF 1,560SQM* ON 950SQM* LAND HOLDING

MAJOR RENTAL REVERSION OPPORTUNITY
FULLY LEASED (AVG. RENT \$186/SQM*)
5-8 LEVEL HEIGHT POTENTIAL (STPA)

- + Versatile three-level commercial office building with 17 car spaces suiting value-add initiatives & redevelopment
- + Net income of \$274,760 p.a.* with major short-medium term reversion opportunities given current rent (\$186/sqm* avg)
- + Office accommodation is spread over large continuous floor plates, featuring excellent natural light to three sides
- + Public transport provides direct Melbourne CBD access via tram routes 3 & 67 on St

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