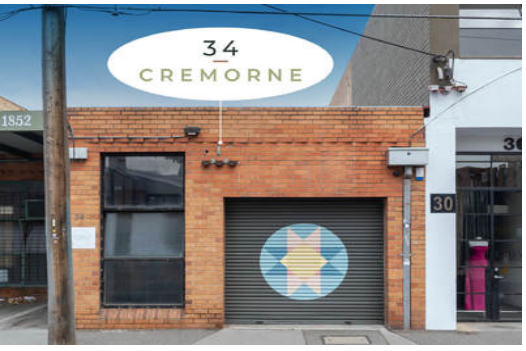

34-36 Cremorne Street CREMORNE

Two Warehouses - 423 sqm* Landholding Surrounded by World Class Amenity

Adam Guest
0425 288 888
aguest@wilsonagents.com.au

Nicole Scrofani
0411 224 451
nscrofani@wilsonagents.com.au

Wilson Commercial is excited to introduce 34-36 Cremorne Street, Cremorne for sale via Public Auction Wednesday 8th December 2021 at 12:30pm.

Key Property Attributes:

· Rare opportunity to acquire a landholding within Australia's hottest city fringe precinct with clear future development upside
· Strategic 423 sqm* allotment of Commercial 2 Zoned land housing two warehouses with substantial existing improvements
· Significant holding income of $35,009 net per annum with potentially fully let income of over $100,000 net per annum
· Excellent Cremorne Street activation with a total frontage of over 12 m*
· Cremorne has cemented itself as a destination precinct largely due to its surrounding amenity including Richmond Train Station (150 m*), Swan Street retail precinct (150 m*),