

Suite 310/63 Stead St Street South Melbourne

3 

A commercial investment with 3 car spaces on title

\$399,000

A stunning commercial opportunity is here for the taking with the exceptional Strata title office space which comes with 3 car spaces on title. This light-filled and sizeable office is truly an investment prospect you don't want to miss.

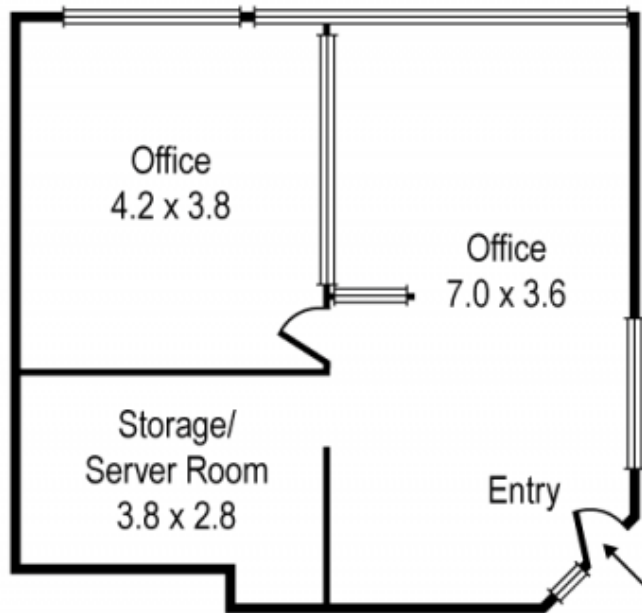
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- 53 sqm (approx.) of exceptional internal space
- Secure lease in place until April 2025 with further 3 + 3 + 3 year options
- Current rental returns are \$23,339.80 p.a. plus GST plus Outgoings
- Generous main office area plus a more private yet spacious 2nd office
- 3 onsite car spaces on title
- Well located on top floor of a modern low rise boutique office building with lift access

Location wise, you're brilliantly close to the scenic Albert Park Lake, Clarendon Street shops and restaurants, South Melbourne Market, Royal Botanic Gardens, Fawkner Park, future ANZAC railway station, buses, trams, and the Westgate Freeway.



Total Area = 53.60 m² Approx



Carspace	Carspace	Carspace
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(Not In Position)