

Auction Thursday 31 October 1pm on site



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Commanding Corner Investment with Upside

62 Smith Street, Collingwood

- › Located at the intersection of Smith, Langridge & Gertrude Streets
- › Well presented landmark 3 level building of 250sqm approx. comprising ground floor shop, first floor office and basement
- › Expansive dual street frontage of over 37 metres
- › Land area of 205sqm* with large rear yard / car park
- › Leased to two established tenants
- › Returning \$95,460 per annum plus outgoings and GST
- › Strong future value add / further development potential (stca)
- › Unbeatable 24/7 location surrounded by Melbourne's best food and hospitality venues and supported by a booming apartment and commercial office population
- › Rare opportunity to invest in one of Melbourne's most highly sought after precincts only 1km from the Melbourne CBD

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*All dimensions are approximate. Particulars herein are for information purposes only and do not constitute any representation by the owner or the agent.