

# FITZROY'S ULTIMATE CORNER FREEHOLD

FOR SALE

70-76 WESTGARTH STREET, FITZROY (CORNER FITZROY STREET)



ST VINCENT'S HOSPITAL

CARLTON GARDENS



coles

JOHNSTON STREET

NICHOLSON STREET

BRUNSWICK STREET RETAIL STRIP

FITZROY STREET

70-76  
WESTGARTH  
STREET  
FITZROY

WESTGARTH STREET



MODERN, LIGHT FILLED INTERIOR




\*Outlines Indicative Only

# OCCUPY, INVEST OR DEVELOP

70-76 WESTGARTH STREET, FITZROY

## MODERN, HIGH QUALITY BUILDING ON PREMIUM CORNER LANDHOLDING

-  Absolute prime landholding of 632sq m\*
-  Modern, high quality two-level office/warehouse building of 650sq m\*
-  Flexible office space with ample potential car parking
-  Highly efficient building with solar panels, Tesla powerwall and abundant natural light
-  Vacant Possession - ideal for owner-occupiers or investors (formerly the HQ of 'KeepCup')
-  Mixed Use Zone provides huge development potential (projects of 6-7 levels in immediate area)
-  Metres from Brunswick Street - one of Melbourne's most vibrant retail strips and just 1.5km\* from the CBD
-  A truly rare offering in Melbourne's most highly sought city-fringe location

\*Approx



## FOR SALE

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