

Auction Friday 2 March 1pm on site



Dynamic Abbotsford Freehold Investment With Upside

398 Johnston Street, Abbotsford

- > Prominently positioned within rapidly evolving Johnston Street precinct
- > 4 x 4 year lease to Uptick
- > Returning \$98,880 per annum plus outgoings and GST
- > Land Area: 404m² approx. with wide dual street frontage
- > Immaculately refurbished building of 320m² approx. plus on site parking
- > In close proximity to Victoria Park, Studley Park, Yarra River, Abbotsford Convent, Collingwood Children's Farm along with various cafes and restaurants
- > 400 metres approx. from railway station
- > Significant future further development potential (STCA)
- > Outstanding opportunity to invest in an exciting inner city location with excellent prospects for future capital growth

F
Fitzroys

We know Melbourne.

fitzroys.com.au | 9275 7777
360 Collins Street Melbourne

Contact:
Chris Kombi 0438 156 236
Stuart Kennett 0437 223 868