

# Auction Thursday 15 November at 12pm on site



## Super Smith Street Freehold Investment

129 Smith Street, Fitzroy

- > Absolute prime trading position within dynamic 24/7 precinct
- > Impressive two storey building comprising ground floor restaurant and first floor apartment
- > Land Area: 207m<sup>2</sup> approx. with rear access from Little Smith Street
- > Leased to renowned Madras Bros. Eatery and Bar
- > Returning \$71,000 per annum approx. plus outgoings and GST
- > Exciting investment opportunity in unbeatable location surrounded by Melbourne's best food and beverage venues along with National retailers including Coles, Woolworths and all major banks

Terence Yeh 葉子厚 0452 475 627

Lewis Waddell 0431 107 275

Chris Kombi 0438 156 236

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

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