

# Auction Friday 23 August 12pm on site



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## Magnificent Corner with Income & Upside

### Corner Melville Road & Hope Street, Brunswick West

Fitzroys is delighted to offer this well-configured triple-fronted property in Brunswick West.

Situated amongst this vibrant neighbourhood precinct, notable lifestyle and retail tenants include Postmistress Eatery, Mister Truong's, Foodworks, 7-Eleven and Bottlemart.

- › Frontages to Melville Rd, Hope St and ROW totaling 65 metres
- › Well-configured Commercial Zone 1 site of 531sqm\*
- › Short term lease to Bottlemart Express returning \$87,927 p.a. plus outgoings
- › Strong development and value-add potential (STPA)
- › Brunswick West Tram #58 at your doorstep!

\*approx.

**F**  
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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.