

Auction Friday 30th August at 1pm on site



Fabulous Freehold With Enormous Upside

95-97 Smith Street, Fitzroy

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Thriving Inner City Location

95-97 Smith Street, Fitzroy

- > Situated close to the iconic intersection of Smith and Gertrude Street at the gateway of Melbourne's most sought after lifestyle and hospitality precinct
- > Substantial land area of 434sqm* with impressive frontage and rear access of 10.95m*
- > Highly flexible commercial building only 1 km from the CBD
- > Leased to established tenants including Mr Wows Emporium and Pixel Alley
- > Combined Rental: \$184,000 per annum net plus GST with scope for further rental growth
- > Zoned: Commercial 1 providing an excellent opportunity to value add/develop site upon expiration of leases – January 2023
- > Exceptional transport amenities available with the 86 Tram stop opposite
- > Unrivalled location surrounded by Melbourne's best food and hospitality venues supported by a rapidly developing apartment and commercial office population
- > Close to high performing Coles Supermarket and other national tenants including Huxtaburger, Kathmandu, Bonds, Chemist Warehouse, major banks and more



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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.