



Leased

**120 Gertrude Street, Fitzroy VIC**



## GERTRUDE STREET CORNER RETAIL

It doesn't get better than this! a fabulous Gertrude Street location on the corner of Young Street, you will be in great company with boutique retailers, award-winning hospitality operators and the best of Fitzroy cafes on this iconic strip. With great access to public transport and brilliant exposure, take your business to the next level.

- > Light-filled retail space with windows to the North and East
- > High exposure location
- > Upstairs residence/office with kitchen & bathroom
- > Large separate shed/workspace with kitchenette & additional bathroom at the rear
- > Leafy courtyard
- > Commercial 1 zoning
- > BUILDING AREA: 110m2 (approx.)

Contact exclusive agents MIGLIC DEAN for more information or to arrange an inspection.

<b>Contract type</b>	Lease
<b>Property Type</b>	Retail, Commercial
<b>Price</b>	CONTACT AGENT
<b>Katherine Dean Owner Principal</b>	0437 254 462