



For Sale

55 Down Street, Collingwood VIC



MODERN SHOWROOM AND OFFICE WITH DUAL STREET FRONTAGE

Boasting a secure and substantial building over two magnificent levels, this extensively refurbished Collingwood warehouse/office/showroom complex provides a blank canvas of exceptional quality for the next chapter of growth for your business. With the benefit of two (2) street frontages, on-site parking at the front and rear of the building (including roller-door access at the rear) this freestanding, inner-city gem of a building on a significant and strategically located landholding will not last long!

Features include:

- > Two (2) street frontages
- > 10m-frontage at both front and rear
- > Painted concrete floor (ground floor)
- > Warehousing & showroom (ground floor)
- > Separate first floor offices and modern kitchen + bathroom
- > Air-conditioning & heating (reverse-cycle)
- > Ample amenities on both levels
- > Short-term lease in place
- > BUILDING AREA: 450m2*
- > LAND: 307m2*

An increasingly rare offering for the astute owner-occupier or investor in one of Melbourne's most highly prized and tightly held inner-urban precincts.

This property is for PRIVATE SALE

For further information on this exciting opportunity, please contact the exclusive selling agents MIGLIC DEAN.

Contract type	Sale
Property Type	Industrial/Warehouse, Commercial
Price	CONTACT AGENT
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