



For Sale

63 Smith Street, Fitzroy VIC



AFFORDABLE RETAIL OPPORTUNITY

MIGLIC DEAN is delighted to present this affordable retail opportunity at 63 Smith Street, Fitzroy, available for sale or lease. Smith Street has built an enviable reputation as one of Melbourne's most desirable retail, hospitality and lifestyle precincts. Major operators including Coles, Woolworths, Chemist Warehouse, Australia Post and Crumpler trade alongside an eclectic mix of pubs, bars and cafés.

HIGHLIGHTS:

- > Split-level retail shop on Smith Street, metres from the Gertrude Street intersection
- > Internal kitchenette, storage room and bathroom
- > Currently returning \$47,840 p.a. + GST + outgoings
- > Rear courtyard
- > Commercial 1 zoning
- > Excellent public transport access: tram services along Smith Street and walking distance to Collingwood Train Station
- > Potential to obtain a traders' parking permit (STCA)
- > AREA: 90m2 (approx.)

For further information or to arrange an inspection, please contact the exclusive agents at MIGLIC DEAN.

Contract type	Both
Property Type	Retail, Commercial
Price	CONTACT AGENT
Katherine Dean Owner Principal	0437 254 462