



Leased

7-9 Clifton Street, Prahran VIC



MODERN COMMERCIAL SPACE - PRAHRAN - WITH 4 CAR SPACES

Featuring a large open-plan floor space, this versatile property is perfectly suited for a variety of ventures, could suit bakery/café/restaurant (currently fitted out for hospitality), or other (office, medical consulting, gym (STCA)). The polished concrete floors lend an industrial-chic aesthetic, creating a contemporary atmosphere. With an impressive 24.5 metres of street frontage, visibility and access are maximized.

The key highlights for the opportunity include:

- > Polished concrete floors
- > 24.5m street frontage
- > Current F&B fitout
- > Heating and A/C
- > 3-phase power
- > Grease interceptor
- > Separate office
- > Extraction & kitchen fitout
- > Dry storage at the rear
- > Accessibility features throughout
- > 4 secure car spaces
- > BUILDING 330m2 + storage area
- > Available NOW

This property delivers the ideal canvas, ready to bring your vision to life. For further information or to arrange an inspection please contact exclusive agents MIGLIC DEAN

Contract type	Lease
Property Type	Hotel/Leisure, Commercial
Price	GENEROUS INCENTIVES AVAILABLE
Katherine Dean Owner Principal	0437 254 462
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