



For Sale

237 Brunswick Street, Fitzroy VIC



DOUBLE STOREY BUILDING - HEART OF FITZROY

Prime two-storey building in a brilliant location within one of Melbourne's most dynamic retail and lifestyle precincts.

Securely leased to national jewellery tenant, featuring a ground-floor retail space and a first-floor, this versatile property is ideal for investors looking to secure a foothold in this highly sought-after area.

With strong foot traffic, excellent visibility, and close proximity to popular cafes, restaurants, and public transport, this is a rare chance to acquire a strategic asset in a thriving urban hub.

Highlights:

- > Securely leased returning \$70,000 per annum + GST + outgoings (4% annual increases)
- > Double storey floorplan
- > Potential for extension or development (STCA)
- > Ample amenities
- > Parking at the rear
- > Commercial 1 zoning
- > BUILDING AREA: 160m2 *
- > LAND AREA: 156m2*

For further information or to arrange an inspection please contact exclusive agents MIGLIC DEAN

Contract type	Sale
Property Type	Retail, Commercial
Price	CONTACT AGENT
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