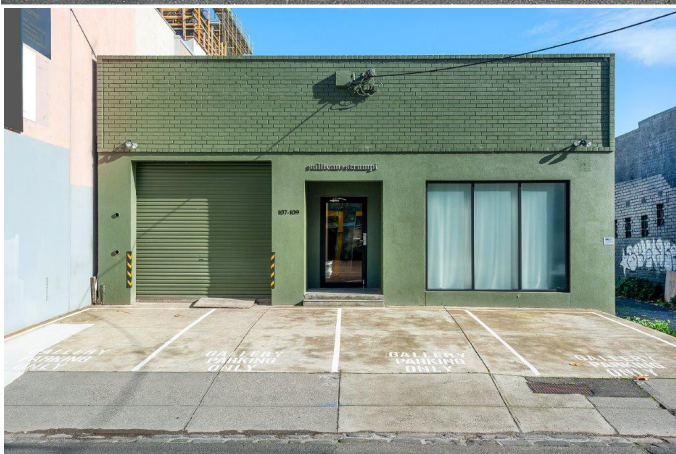




**Sold**

**107-109 Rupert Street, Collingwood VIC**



## AN "ARCHIBALD PRIZE" INVESTMENT!

Miglic Dean are delighted to offer for sale by public auction this immaculately refurbished, securely leased fine art gallery, providing an excellent opportunity to invest in substantial building and land in the heart of Collingwood's business precinct.

Key features include:

- > Securely leased to Sullivan + Strumpf fine art gallery
- > Current rental: \$80,000p.a. + GST + outgoings (except for land tax)
- > Current 3-year term commenced 1st August 2022
- > Two (2) further terms of 3 years each are available to the Tenant
- > 11m-wide frontage to building
- > Side access and side roller-door
- > Zoning: Commercial 2
- > Building area: 300m2\*
- > LAND: 491m2\*

The property is being offered for sale by public auction on Thursday 3rd August 2023 at 12noon (AEST).

Lease details and sales documentation are available upon request.

Inspections are strictly by appointment only.

Contact MIGLIC DEAN, exclusive selling agents, for more information on this enticing, blue-chip investment opportunity.

<b>Contract type</b>	Sale
<b>Property Type</b>	Industrial/Warehouse, Commercial
<b>Price</b>	Contact Agent
<b>Richard Miglic Owner Principal</b>	0418 556 900