



**Sold**

**6 Smith Street, Collingwood VIC**





## RETAIL OPPORTUNITY ON SMITH STREET

AUCTION: Thursday 27th July 2017 at 12:00 noon

Located in vibrant Smith Street only moments from the CBD, this commanding retail premises offers two huge floorplates and a wide frontage on one of Melbourne's most sought-after shopping strips, with high-quality fixtures and finishes throughout, reverse-cycle air-conditioning, and the benefit of rear access and dedicated open-air parking for two (2) cars.

Features include:

- > Huge ground-floor retail space
- > Substantial first-floor with views to the east & west
- > Solid awning and west-facing balcony
- > Excellent natural light
- > Heating & air-conditioning
- > Current Lease expires 31 March 2018
- > Rear pedestrian access
- > Open-air parking for two (2) cars
- > Zoning: Commercial 1
- > BUILDING: 200m<sup>2</sup> (approximately)
- > LAND: 200m<sup>2</sup>

Don't miss this rare opportunity to purchase a substantial retail building on one of Melbourne's most popular, progressive and tightly-held inner-city shopping strips. Inspection is sure to impress.

<b>Contract type</b>	Sale
<b>Property Type</b>	Retail, Commercial
<b>Price</b>	CONTACT AGENT
<b>Richard Miglic Owner Principal</b>	0418 556 900