



Leased

**85 & 87 Smith Street, Fitzroy VIC**





## 2 SHOPS - PRIME CORNER RETAIL OPPORTUNITY

Boasting a prominent corner location where Smith St meets Gertrude St, this well-appointed retail showroom comprises two (2) shops of 40m<sup>2</sup> each, currently interlinked, and presents an unparalleled opportunity to plant your business firmly in Fitzroy's tightly-held retail precinct.

Features include:

- > Great natural light
- > Amazing exposure for your business
- > Concrete floor
- > Ample amenities
- > 85 Smith St: 40m<sup>2</sup>
- > 87 Smith St: 40m<sup>2</sup>
- > TOTAL AREA: 80m<sup>2</sup> (approximately)

<b>Contract type</b>	Lease
<b>Property Type</b>	Retail, Commercial
<b>Price</b>	CONTACT AGENT
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