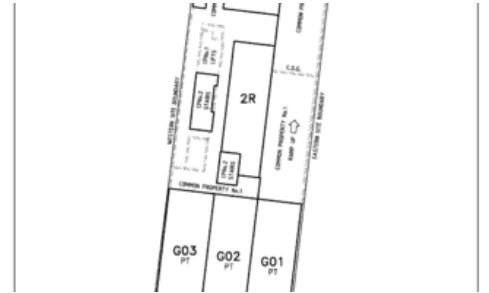


1R, 35-37 Racecourse Road, North Melbourne



## GREAT OPPORTUNITY TO INVEST

The property suites variety business purpose, e.g. bakery, light food processing, coffee shop, grocery, showroom, office. Will suit both Investor or Owner

Occupier:

- Excellent CBD fringe location
- High quality retail/office area of approx 91 sqm
- 2 car space included, 2 storage included
- Versatile Space that will suit variety of businesses
- In the heart of North Melbourne
- Excellent street frontage.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.



<b>Price</b>	For Sale \$725,000
<b>Property Type</b>	commercial
<b>Property ID</b>	346
<b>Office Area</b>	91 m2

### AGENT DETAILS

Ken Tang - 0425810845

### OFFICE DETAILS

Alphalynx Real Estate  
246 Toorak Rd South Yarra VIC 3141  
Australia  
03 9826 8988