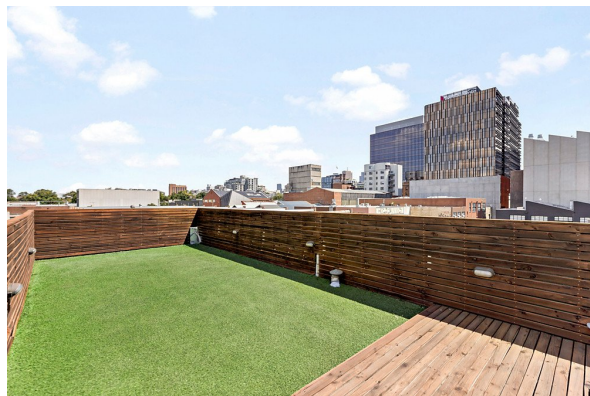


Nelson Alexander



16 Montague Street, Collingwood VIC 3066

Available

Contact Agent

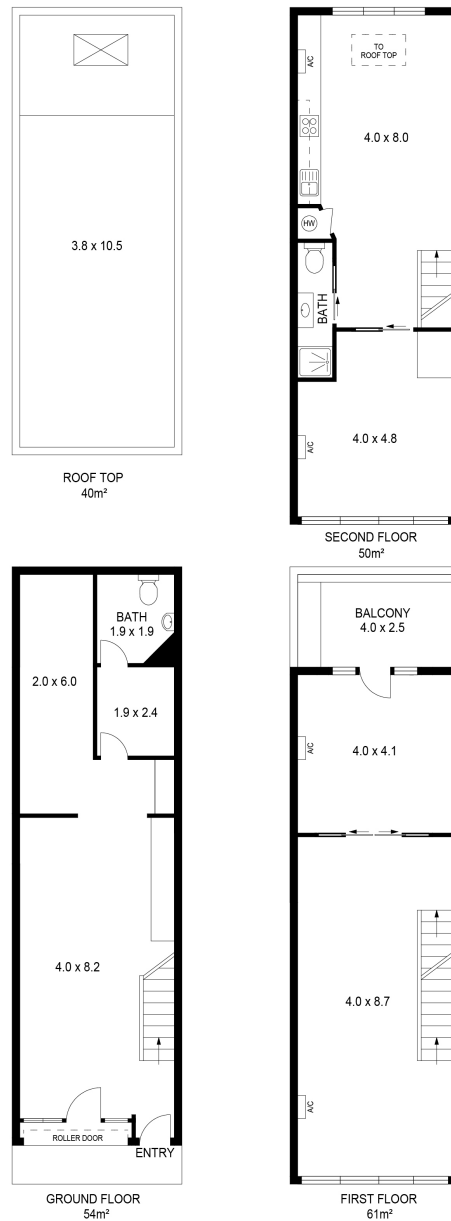
Kristian Lunardi

p. 9419 5511

m. 0401 810 556

Nelson Alexander Commercial are delighted to offer For Private Sale this ideally located investment in the heart of Collingwood. With its rooftop deck boasting captivating city views, a versatile floorplan spread over three levels and fully equipped kitchen and bathroom facilities. And securely leased to an established tenant this is a prime set and forget investment opportunity. Key features: > Well maintained building with a flexible total floor area of 160sqm*, polished concrete floors and modern bathroom/kitchen > Brand new 3-year lease with a net rental of \$48,000pa and favourable 5% fixed yearly increases > Split over three levels and brilliant natural light throughout all areas, plus unique rooftop deck with 360-degree views around > Ground floor warehouse/tandem garage plus ultra-rare car parking permit allowance for up to 3 cars on street > Absolute Prime city-fringe location surrounded by amenity including Smith and Gertrude Street retail strips, plus...

16 Montague Street, Collingwood



Disclaimer: Please note plans are indicative only and not drawn to exact scale. All dimensions are approximate. Potential buyers should satisfy themselves of any pertinent matters.