

Nelson Alexander



**26 Napoleon Street, Collingwood VIC
3066**

Sold

17/04/2024 Undisclosed

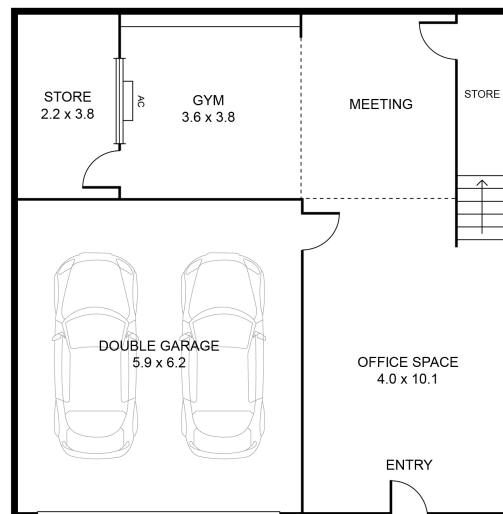
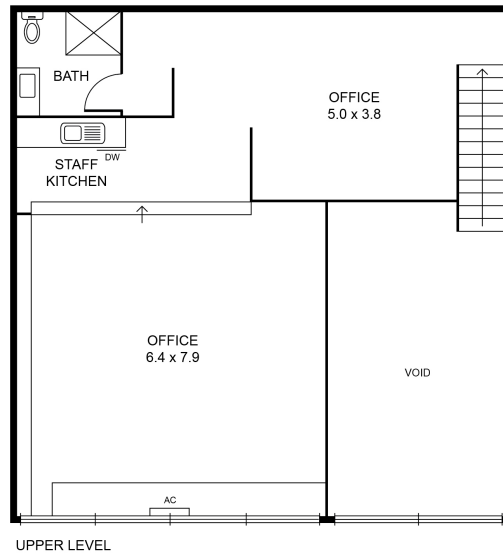
Damien Theisz

p. 9419 5511
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Nelson Alexander Commercial are delighted to offer For Private Sale this stunning Collingwood studio with plans and permit for an architecturally designed 3 bedroom residence with basement and rooftop terrace. Located in the heart of Collingwood just off Smith Street the studio is currently leased to a secure tenant with an excellent rent return. The lease does have a redevelopment clause so this opportunity will suit investors, owner occupiers and developers. Enjoy the restaurants, cafes and bars on Smith Street and the CBD is only a short stroll or tram ride away. This is a fantastic opportunity in one of Melbourne's most sought after suburbs that we highly recommend!

Property Features: • Zoned Mixed Use • Building Area 168m² (approx.) • Stunning Existing Studio with Tenant • Redevelopment Clause Included • Excellent Current Income of \$44,720 pa (as at 24/04/24) • Prime Collingwoo...

26 NAPOLEAN 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.