



33 Tope Street, South Melbourne



## RARE CITY FRINGE FREEHOLD CORNER OFFICE BUILDING WITH UPSIDE

- 193SQM\* OF LAND
- 360SQM\* OF BUILDING
- 9.7M\* FRONTAGE

A rare city fringe 2-level freehold office building offered with vacant possession with high levels of natural light

Prominent corner location providing 360sqm of office space and 193sqm of land

Commercial 2 zone land providing numerous opportunity with capacity for future upside (STCA)

Fully fitted ready to occupy office space with kitchen, meeting rooms, partitioned offices and open plan work area

In close proximity to cafe's, bars, corporate headquarters and Albert Park Lake, providing a perfect environment to setup your business or to attract a wide variety of tenants

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>	SOLD
<b>Property Type</b>	commercial
<b>Property ID</b>	164
<b>Floor Area</b>	360 m2

### Auction

Thursday 15 December, 11:00 AM

### Agent Details

David Gargaro - 0413 202 259  
Tony Gargaro - 0411 222 766

### Office Details

Port Melbourne  
152 Rouse Street Port Melbourne VIC  
3207 Australia  
03 9690 9999

