



## 202 Elgin St, Carlton

### GROUND FLOOR OFFICE/RETAIL WITH EXPOSURE

NSL Property Group is pleased to present for lease and available now 202 Elgin Street Carlton.

Take advantage of this exceptional ground floor retail space now available for lease in Carlton.

Located on busy Elgin Street, the property is within walking distance to Lygon Street's popular restaurant/cafe precinct and Melbourne University.

#### Property Features

- 185m2\* of ground floor retail space
- Large light-filled shop front
- High exposure signage to the Intersection of Lygon and Elgin Street
- Rear access from Astor Place

#### Location

- Less than 300 metres from Melbourne University and Tram stop
- Less than 1.5km from the CBD
- Walking distance to Restaurants and cafes

For further information please contact  
NSL Property Group

Guy Naselli 0413 750 744

185m2

<b>Price</b>	Contact Agent
<b>Property Type</b>	Commercial
<b>Property ID</b>	18
<b>Land Area</b>	185 m2

#### AGENT DETAILS

Guy Naselli - 0413 750 744

#### OFFICE DETAILS

NSL Property Group  
597 Gilbert Rd Preston, VIC, 3072 Australia  
0413 750 744



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