



## 63-85 Turner Street, Port Melbourne

### THE PERFECT CITY FRINGE OFFICE & WAREHOUSE

NSL Property Group is pleased to present 63-85 Turner Street Port Melbourne For Sale.

This city fringe office & warehouse sits within a premier commercial precinct and is ripe for the astute investor.

Positioned in an established and exclusive precinct of Port Melbourne close to the West Gate Freeway Interchange and Lorimer Street interchanges, the property offers flexible Commercial 2 Zoning.

Key Features include:

- Total Building Area: 754sqm
- Total Land Area: 466 sqm
- Includes Clear Span Warehousing 167 sqm
- Roller Door Access
- Corporate Offices Over 2 Floors - Level 1 Leased At \$70,000 pa (gross) On A New 3 Year Plus A Three Year Option
- Ground Floor Securely Leased to National Tenant Paying \$104,000 pa (net) On A New 3 Year Plus A Three Year Option
- 15 car spaces on title
- Occupy or Invest Or A Combination Of Both - The Choice Is Yours

For further information on this asset or to discuss your Port Melbourne property requirements contact NSL Property Group:

15 466 m2

<b>Price</b>	Contact NSL Property Group
<b>Property Type</b>	Commercial
<b>Property ID</b>	271
<b>Land Area</b>	466 m2
<b>Office Area</b>	587 m2
<b>Warehouse Area</b>	167 m2

#### AGENT DETAILS

Guy Naselli - 0413 750 744

#### OFFICE DETAILS

NSL Property Group  
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0413 750 744

