

Sold



## 204-218 Dryburgh Street, North Melbourne

### CITY FRINGE OFFICE & SHOWROOM WITH EXPANSIVE FRONTAGE - FOR SALE - \$695,000

NSL Property Group is pleased to present 204-218 Dryburgh Street North Melbourne For Sale

This modern office or showroom of 92 sqm\* has terrific frontage and provides staff amenities and abundant natural light.

It is positioned in an established and exclusive commercial North Melbourne precinct only minutes from the CBD.

The property is surrounded by high profile occupants including Nick Theodossi Prestige Cars, Woolworths, LSC Security Supplies and The Auction Room Roasting House.

In 2012 the Arden-Macaulay Structure Plan was released by City of Melbourne, identifying this area as one of the largest sustainable living and working environments projects over the next 30 years.

Key Features include:

- Building area: 92 sqm\*
- Includes Showroom and Office
- Fully fitted space with furniture equipment included.
- Heating and Cooling with climate control
- Four (4) on site undercover and secure car parks
- Contains provisions for exhaust and grease trap allowing further flexibility
- Favourable Mixed Use Zoning
- Over 25 metres\* frontage to Dryburgh Street
- Available Now

 4  92 m2

Price	SOLD
Property Type	Commercial
Property ID	37
Land Area	92 m2
Office Area	92 m2

#### AGENT DETAILS

Guy Naselli - 0413 750 744

#### OFFICE DETAILS

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

