



## PROVEN CONVENIENCE ON FITZROY STREET

### Description

- EXCELLENT CONVENIENCE FITOUT
- LAST TENANTED BY 7/11
- SECURE LEASE AVAILABLE

- \* 100 sqm\* open and versatile floor plan
- \* 1 on site car spot
- \* Proven success location

57 Fitzroy Street, St Kilda, offers a convenience or flexible opportunity among the 24 hour activity hub that is Fitzroy Street.

This 100 sqm\* ex-convenience store is ready to go, stock the fridges put in the shelves and trade. Previously tenanted by 7/11, this space has seen great success in the past, and will see great success in the future.

FOR AN IMMEDIATE INSPECTION CALL US TODAY!

\*Approx

**Area m<sup>2</sup>:** 100.00

**Rent PA:** Contact Agent

**Outgoings:**

**Contact:** **Jarrod Nankin**  
0422 800 228  
jarrodnankin@allardshelton.com.au