



## SENSATIONAL CBD CORNER OPPORTUNITY

### Description

- THREE ADJOINING OFFICES OF 123.5 sqm\*
- SUPREME POSITIONING IN 'WALES CORNER'
- OWNER OCCUPY OR INVESTORS DREAM

\* Situated in the iconic 'Wales Corner' on the corner of Swanston Street and Collins Street, this mixed use opportunity will appeal to all.

\* Spread over three office suites, with a total area of 123.5 sqm\*

- Suite 904: 43.5 sqm\*
- Suite 904A: 22 sqm\*
- Suite 905: 58 sqm\*

\* Any buyer has the potential to invest or owner occupy this excellent light filled space

\* These three great suites are to be sold as one.

FOR AN INSPECTION, CALL US TODAY!

\*Approx

**Unit:** Suite 904 & 905

**Area m<sup>2</sup>:** 123.50

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

**Asking Price:** Contact Agent

**Parking:**

**Contact:** **Patrick Kerr**  
0451 142 791  
patrickkerr@allardshelton.com.au

**Jarrold Nankin**  
0422 800 228  
jarroldnankin@allardshelton.com.au