



## BEACHFRONT HOSPITALITY OPPORTUNITY

### Description

- BUILDING AREA: 120 SQM\*
- REAR LANEWAY ACCESS
- PROMINENT LOCATION WITH GREAT EXPOSURE

Gorman Allard Shelton are please to offer this prime retail opportunity in iconic beachside location.

Key attributes of the offering include:

- \* Building area: 120sqm\*
- \* Suitable for a variety of uses (STCA)
- \* Fitzroy Street frontage: 4.8m\*
- \* Staff amenities including toilet & kitchen facilities
- \* Located opposite St Kilda's iconic foreshore and within one of Melbourne's most popular bayside suburb

FOR AN IMMEDIATE INSPECTION, CONTACT US TODAY!

\*approx

**Area m<sup>2</sup>:** 120.00

**Rent PA:** Contact Agent

**Outgoings:**

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

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