



## SHOWCASE YOUR BUSINESS IN THIS ULTRA CONVENIENT INNER CITY FRINGE LOCATION

### Description

- OCCUPY OR INVEST
- VIBRANT SHOPPING + DINING PRECINCT
- BUILDING AREA 95.7\* SQM + 1 CAR SPACE

Allard Shelton & Melbourne Acquisitions are pleased to offer 104 Greville Street, Prahran for sale by Public Auction on Friday 26 November 2021 at 12:30pm on-site (if not sold prior).

- Blank canvas opportunity for a shop or office
- Move straight in or rent out - you choose
- Fully let estimated rental \$60,000 - \$65,000 per annum plus GST + Outgoings\*
- Close proximity to public transport
- Trendy and tightly held boutique retail precinct
- Low land tax exposure
- Building size 95.7sqm\*
- Includes 1 secure car space

FOR AN IMMEDIATE INSPECTION, CALL US TODAY!

Allard Shelton  
Michael Ryan 0433 180 199  
Joshua Colosimo 0413 790 309

In conjunction with:

**Area m<sup>2</sup>:** 95.70

**Land Area m<sup>2</sup>:** 95.70

**Asking Price:** Contact Agent

**Parking:** 1

**Sale Method:** Auction  
Friday, 26 November 2021  
12:30 PM

**Contact:** **Michael Ryan**  
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104 Greville Street, PRAHRAN

FOR SALE

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\* Approx.