



52 Albert Rd SOUTH MELBOURNE, VIC

FANTASTIC OWNER/OCCUPY OPPORTUNITY

OCCUPY A FLOOR OR TWO & INVEST AT THE SAME TIME!

Modern 4 level office building in prime location with secure underground parking.

- * Home of famous Seven Nightclub
- * Suited to both owner occupiers and investors
- * Current Net return of \$415,000 pa
- * Net Lettable Area of 1,732 sqm*
- * Huge basement car park
- * Potential to occupy one floor or 464 sqm* or two floors totalling 944 sqm*

Paul O'Sullivan 0412 410 366

Nick Bade 0425 781 892

Type : Offices
Sold Date : Tuesday, 1st July 2014
Building Size : 1732 m2

Sam Dugdale