



## HIGH YIELDING INVESTMENT

Offices • Retail

1/392 Lygon Street, Brunswick East, Vic 3057

### Floor Area:

72 m<sup>2</sup>

Sold

Contact Agent

Sold: Thu 30-Jun-22



**Nelson Alexander**  
COMMERCIAL

[www.realcommercial.com.au/504027451](http://www.realcommercial.com.au/504027451)

## Property Description

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- **Strong return**
- **Excellent entry-level opportunity**
- **Flexible office/retail mix**

Situated within renown 'Ridolfi Architects' designed building and just 5kms to the CBD, with a tram stop at the door and close to East Brunswick's thriving café scene, this brilliant investment opportunity offers a first-floor office and ground floor retail on 1 title.

Key Property Features:

- > Total rental income of approx. \$41,000 pa
- > Title area of 90sqm\*
- > Architecturally designed industrial-style building surrounded by a number of new and established mixed-use developments, further enhancing the locations growth prospects and investment appeal
- > Conveniently located within the tightly-held city fringe suburb of Brunswick East and provides superb access to Melbourne CBD (less than 4.5km\*), a variety of amenities and key road arterials
- > Proven location with strong history of capital growth
- > Don't miss this one!

For all enquiries or to arrange a private inspection, please contact exclusive agents Nelson Alexander Commercial on 9419 5511.

\*approx.

## Additional Details

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**Car Spaces**  
1

**Zoning**  
Commercial 1

1/392 Lygon Street, Brunswick East, Vic 3057



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