



## River Fronting New York Style Blank Canvas - Office, Residence, ...

Sold

Contact Agent

Sold: Wed 19-Jan-22

Industrial/Warehouse • Offices • Showrooms/Bulky Goods

11/663 Victoria Street, Abbotsford, Vic 3067

### Floor Area:

540 m<sup>2</sup>



**STONEBRIDGE**

## Property Description

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- **7 On-title Car Spaces**
- **Directly Fronting Yarra River**
- **Completely Open Plan**

Stonebridge Property Group, in conjunction with RT Edgar, are pleased to present for sale 11/663 Victoria Street, Abbotsford.

- A high-quality blank canvas space with uninterrupted views of the Yarra River, 7 on-title car parks and Commercial 1 Zoning
- The very best of the old and the new with painted and exposed brick walls, exposed steel roof beams, exceptionally high ceilings and unrivalled amounts of natural light
- A one of a kind building to create a truly extraordinary flagship headquarters, ideal for a co-working/creative space, residence, retail showroom or medical
- The flexible and enormous 540 sqm\* open plan that lends itself to a broad range of commercial, medical, retail or residential uses
- The property benefits from its close proximity to Victoria Square Shopping Centre, Yarra Bend running and bike trail and is well serviced by trams with a super stop located directly outside the property
- Desirable Abbotsford street address with the added benefit of being within the thriving Alma Complex business precinct with ample off-street parking for customers and staff

\*Approximate.

To obtain further information or, please contact the exclusive selling agents:

Stonebridge Property Group:...

11/663 Victoria Street, Abbotsford, Vic 3067

**STONEBRIDGE**

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