



## PRIME GERTRUDE STREET RETAIL OPPORTUNITY

Retail

142 Gertrude Street, Fitzroy, Vic 3065

**Floor Area:** 335 m<sup>2</sup>

### Property Description

Nelson Alexander Commercial are delighted to offer for lease this Absolute Prime Fitzroy retail opportunity, situated in the heart of vibrant Gertrude Street between Smith Street and Brunswick Street and boasting a huge 14 metre retail frontage. Offering a total ground floor area of 335sqm (approx) this versatile property will suit variety of occupants.

Key Property Features:-

- \* 335sqm ground floor area (approx)
- \* Prime retail exposure with huge window frontage to Gertrude Street
- \* Flexible interior suitable for a variety of possible uses (STPA)
- \* Zoning: Commercial 1
- \* Off street parking available
- \* Additional 1st floor office space of 225sqm also available
- \* Heating/cooling, modern amenities and kitchenette
- \* Good natural light throughout
- \* An unbeatable retail offering in this hugely popular and sought after lifestyle precinct
- \* Front and rear access...

**Leased**

Leased: Wed 19-Sep-18

### Additional Details

#### Parking

#### Comments

Office Street  
Parking

**Nelson Alexander**  
COMMERCIAL

**Robert Llanos**

0417 511 387

**Simon Verduci**

0419 993 330

Nelson Alexander Commercial  
187 Gertrude St, Fitzroy Vic 3065