



## High Profile Building

Offices

48 High Street, Northcote, Vic 3070

**Floor Area:** 521 m<sup>2</sup>

### Property Description

- **High Profile Location**
- **Train, Bus & Tram at the Door!**
- **Brilliant, Sought After Location**

Located at the corner of High St & Westgarth St.  
Highly desirable location approx 6km's from the CBD.

Modern 2 level office building of 847m<sup>2</sup>.

- \* Ground floor: Fully Leased
- \* Level 1: Fully renovated & vacant
- \* New passenger lift.
- \* Passing income: \$116,488 pa
- \* Estimated fully leased income: \$320,000 per annum
- \* Brilliant natural light.
- \* Secure undercover parking for 16 cars.
- \* Road frontages to High St & Westgarth St.

Within easy walking distance of cafes, bars & general retail.  
A fantastic city fringe location with enormous upside possibilities.

### Leased

Leased: Thu 27-Feb-20

### Additional Details

**Car Spaces**  
8

**Zoning**  
Commercial 1

**Lease Term**  
Negotiable

**Parking Comments**  
8 car spaces @  
\$170 pcm each



**Anthony Kelly**

0411 740 394

**Kelly & Kelly Property - Richmond**  
457 Swan Street, Richmond Vic  
3121