



## Double Story, Blank Canvas

Retail • Offices

Shop, 109 High Street, Preston, Vic 3072

**Floor Area:** 198 m<sup>2</sup>

**Land Area:** 198.00 m<sup>2</sup> (approx)

### Property Description

- **Building area of 198sqm\***
- **Cold shell: Design your own fit-out**
- **Would suit retail, restaurant/bar/cafe**

This is a well-located double story building located on High Street in Preston.

Key property highlights:

- Building area: 198 sqm\*
- Cold shell
- Design your own fit-out
- Air- conditioning
- Large glass shop front
- Garage
- Rear lane-way access
- Would suit retail, restaurant/bar/cafe etc.

Nearby amenities:

- Cedar Bakery: 260m\*
- Red Bean Coffee Roaster: 450m\*
- Thornbury Picture Cinema: 550m\*
- Ray Bramham Garden: 750m\*
- Northland Shopping Centre: 3.5kms\*

\*Approx...



**Julian Matera**

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**ICR Property Group - Melbourne**

Level 1, 373 Queen Street,  
Melbourne Vic 3000

**Leased**

Leased: Mon 07-Jan-19

### Additional Details

**Building**

Whole

**Outgoings**

\$6730

**Tenure Type**

Vacant Possession

**Zoning**

Commercial 1 Zone