



## PRIME NORTH MELBOURNE SHOWROOM/OFFICE & WAREHOUSE WITH UPSIDE

Industrial/Warehouse • Land/Development • Showrooms/Bulky Goods

113-117 Dryburgh Street, North Melbourne, Vic 3051

**Floor Area:** 582 m<sup>2</sup>

**Land Area:** 406.00 m<sup>2</sup> (approx)

**Sold**

Contact Agent

Sold: Thu 15-Nov-18

### Property Description

- **Rare North Melbourne Freehold**
- **Main Road Frontage**
- **Occupy Today & Invest For Tomorrow**

CBRE is pleased to present 113-117 Dryburgh Street, North Melbourne, for sale via Public Auction, Thursday 15th November 2018 at 12:30pm on-site.

This classic 582sqm\* office/warehouse comprises a clear span warehouse with full amenities. The property sits within the Arden-Macaulay Scheme which has made North Melbourne one of the most exciting suburbs to invest.

Located just off Victoria Street, the property provides great access onto Citylink and all the major arterials. Positioned 2km\* from Melbourne's CBD, the property is perfect for those that want to occupy, invest or develop for the future (STCA).

Property features include:

- + Total building area: 582sqm\*
- + Office area: 89sqm\*
- + Warehouse area: 485sqm\*
- + Dual street access from both Dryburgh & Stawell Street
- + Sizable frontage of 15 metres\* to Dryburgh Street offering great exposure
- + Open plan warehouse
- + Showroom potential...

### Additional Details

Tenure Type	Parking Comments
Vacant Possession	on-site

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