

**396
400
SPENCER
STREET**
**west
melbourne**



WELCOME TO WEST MELBOURNE'S EVOLUTION - THE SKY IS YOUR ONLY

For Sale

Please Contact Agent
Sale by Negotiation

Retail • Land/Development • Offices

396 - 400 Spencer Street, Melbourne, Vic 3000

Floor Area:

800 m²

Land Area:

458.00 m² (approx)



Property Description

The quality of West Melbourne's Evolution is without question!!

This all began with an 'extension' of the 'CBD development height' into a select pocket of West Melbourne a few years ago i.e. up to Dudley Street.

This was the catalyst to a series of evolutionary high rise mixed use developments, that brought with them an influx of both national and multinational tenants, in standout renovated properties.

Take one look at 396 – 400 Spencer Street's surrounds... you'll see high rise developments and a growing trend towards increases in development potential... there's easy access to public transport, retail & lifestyle strips and the picturesque Flagstaff Gardens. It wasn't by accident this select pocket was earmarked for 'CBD' height.

This is a prime corner building, in an exceptional location with immense upside potential... The sky is your only limit!!

All you have to do is sit back, let the West Melbourne Evolution to the hard work for you!!

396 – 400 Spencer Street is a brilliant corner land holding on Melbourne's CBD edge. The building is currently used as an education facility and was previous a pub – the Carron Tavern. There are an endless number of possibilities – owner occupy or invest, while land banking on the ever increasing land rates – or add value/develop the property to fully capitalise on the potential today.

For Sale by Negotiation.

Sold with Vacant Possession....

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