



High Exposure Ground Floor CBD Retail/Showroom or Office Space

Retail • Offices

4/23-31 Gheringhap Street, Geelong, Vic 3220

Floor Area: 378 m²

Property Description

This large ground floor retail or office space is ideally located in the boutique Focus Five building on a prominent corner at the entrance of Geelong's thriving West End cafe & bar district, opposite Geelong City Town Hall and close to Geelong Library, Work Safe headquarters and soon to be completed NDIA. A great opportunity for an investor or owner occupier to secure a property in Geelong's hottest street. Little Malop Street has developed into the cafe precinct of Geelong and this property is a prominent, highly exposed corner in Geelong's CBD. Suitable as retail, showroom or office space, it gives businesses huge exposure to passing foot and vehicle traffic. There could also be the possibility to divide the space into smaller tenancies (STCA) to maximise your return.

- * Floor area: 378m2 approx
- * Great ground corner exposure with excellent window space
- * Shared toilets
- * Plenty of natural light
- * Tearoom
- * Heating & cooling
- * Zoned: Activity Centre 1

Sold

Contact Agent

Sold: Mon 07-Oct-19

Additional Details

Tenure Type	Zoning
Vacant Possession	Activity Center 1

GARTLAND

0352242204

**Gartland (Commercial) -
GEELONG**

71 Little Malop Street, Geelong Vic
3220