



240 Gertrude Street Fitzroy, VIC

## MOTIVATED LANDLORD!

The Place to do your business, a BONANZA!

Located in the heart of Gertrude Street, on the tram bend to Smith Street is this gem of a retail space. Gertrude means funky cafes, bars restaurants, art galleries, designer fashion and specialty shops. Gertrude Street is a highly sought after retail strip and 240 is right there amongst it.

### Property Features:

- 35 SQM (approx.) of air conditioned retail space
- rear laneway access to 20 SQM (approx.) garage
- Storage, storage and more storage
- Old style kitchen, bathroom and toilet
- Great access to public transport
- Potential to live where you work

**Council Rates:** \$0.00 p/q

**Water Rates:** \$0.00 p/q

**Strata Rates:** \$0.00 p/q



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Every precaution has been taken to establish accuracy of the information in this brochure but does not constitute any representation by the vendor or agent.

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