



393-395 St Georges Road Fitzroy North, VIC

**PROMINENT CORNER LOCATION of 448 sqm commercial space with 10 + car spaces.**

Ground floor presents as double fronted retail space whilst LEVEL 1 presents as substantial free space, requiring planning, effort and imagination to achieve a wonderful commercial transformation.

The Whole of the Premises are being presented especially Suited to Commercial, Professional, Retail, Medical or related, NDIS or possibly Hospitality. [STCA].

A long lease, with substantial further terms, is offered to secure the right tenant, enhancing opportunities to capitalize on this busy, bustling inner city location.

TOTAL BUILDING AREA 448SQM (approx.)  
[GFloor: 258sqm, LVL 190SQM Approx.]



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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.

**LOVE & CO**

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