



Commercial



For Sale

163 Wharf Street, SPRING HILL

Unit	Area (Square)	Buy \$/Square	Price	Nett/Gross	Availability
	499	-	-	-	-

All figures are exclusive of GST.

Location Description:

Elders Commercial are pleased to present to the market for SALE an outstanding dual level office building located on the absolute fringe of the CBD! The highly versatile freestanding asset presents an unrivalled opportunity for both INVESTORS & OWNER OCCUPIERS alike.

Featuring approximately 499m² over two functional floor levels, this open plan office is adaptable to a variety of users with the ability to accommodate multiple tenancies. In addition, it presents the ability to partially owner occupy whilst also generate income via leasing one of the levels.

Key features of this offering include:

- Modern 499m²* two level office building/recent refurbishment
- Amenities on each level providing the option for dual occupancy
- 367m² inner city land parcel with twelve (12) onsite car parks
- Great natural light throughout
- Within 400m* of Central Station and 600m* of Queen Street Mall
- Flexibility to occupy all or one floor of the building
- Prime elevated position close to Astor Terrace and the cusp of the CBD
- Exposure to Wharf Street with huge signage potential
- Both creative and corporate finishes throughout
- Genuine seller - all reasonable offers considered

The property is for sale via EOI, closing Thursday 18th of June 2020 at 5pm. For further information or to arrange an inspection, please contact the Exclusive Elders Commercial Agents!

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