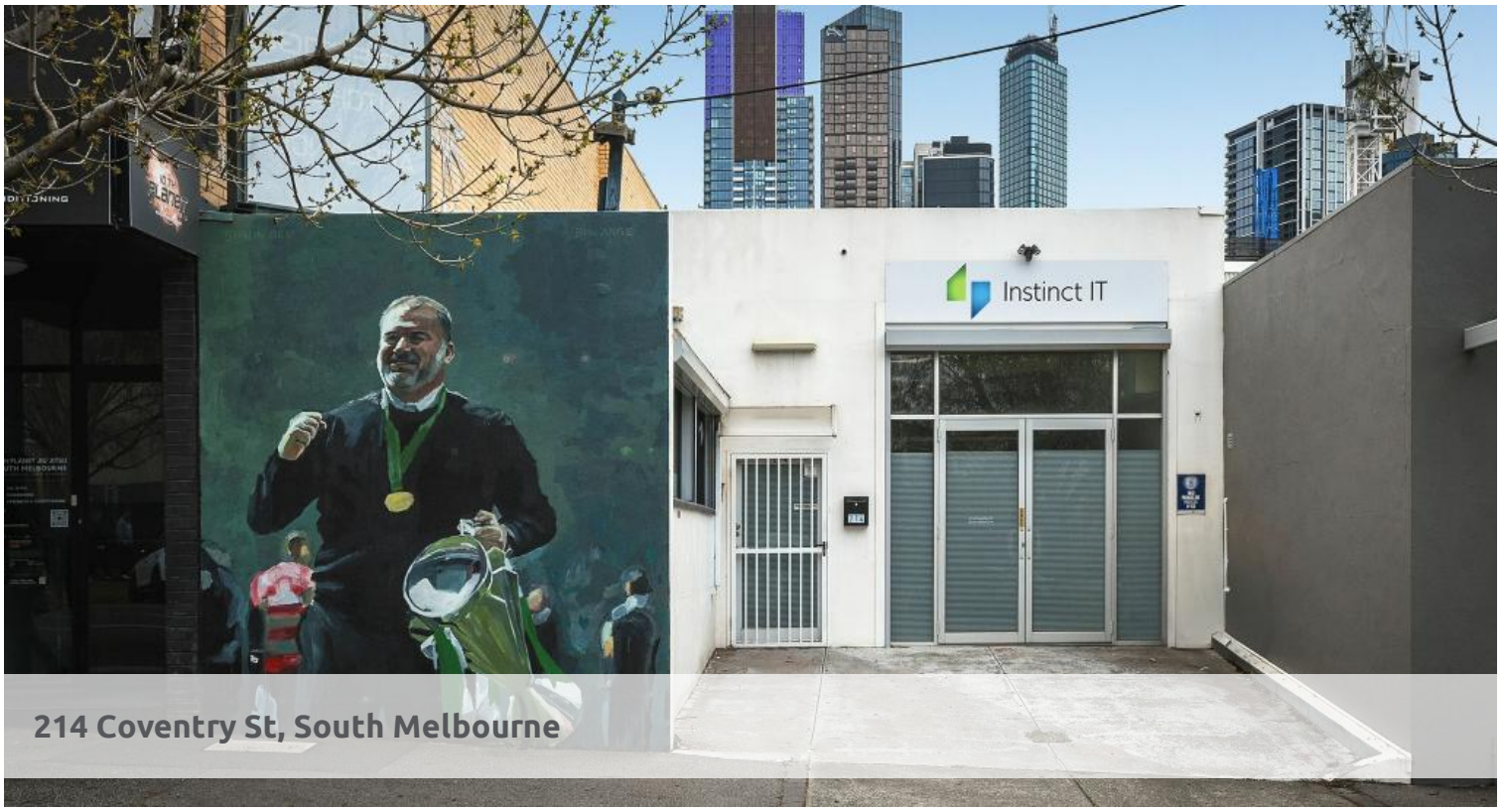








Brilliant Opportunity in a High-Demand Location

2 172m2

Leased to Miele returning $120,000 per annum plus GST. Available to occupy mid 2027.

Prime opporunity to unlock the potential of this high-exposure property, ideally positioned in the heart of South Melbourne's bustling commercial, retail and hospitality precinct. Boasting a flexible layout suited to retail, showroom, or office use, it offers the perfect canvas for a wide range of businesses. With seamless access to major arterials and just minutes from the CBD, this site combines convenience, connectivity, and lifestyle appeal.

Surrounded by thriving businesses and supported by on-site parking, it's a rare opportunity with future development upside (STCA) and zoning flexibility to match.

Key Features:

- Versatile existing layout suitable for retail, showroom, or office use
- Excellent street exposure
- In the heart of South Melbourne's vibrant retail and hospitality precinct
- Easy access to major arterials, streamlining logistics and connectivity
- Just minutes from Melbourne's CBD — ideal for businesses seeking centrality without the congestion
- Development potential (STCA) offering scope to unlock further value
- Surrounded by established businesses and lifestyle amenities
- On-site parking and convenient public transport options
- Flexible zoning with scope for future value-add (STCA)

Price	Contact Agent
Property Type	Commercial
Property ID	1023
Land Area	172 m2
Office Area	154 m2

Agent Details

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Matthew Kenny - 03 9532 0314

Office Details

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ALL commercial REAL ESTATE