



### 267 Mount Alexander Road Ascot Vale VIC

Set the mark with this funky city fringe retail/office space, complemented by a prominent position surrounded by Mount Alexander Road's village precinct, with the tram running right past the front door. Close to prominent retailer Dan Murphy and The Laurel Hotel.

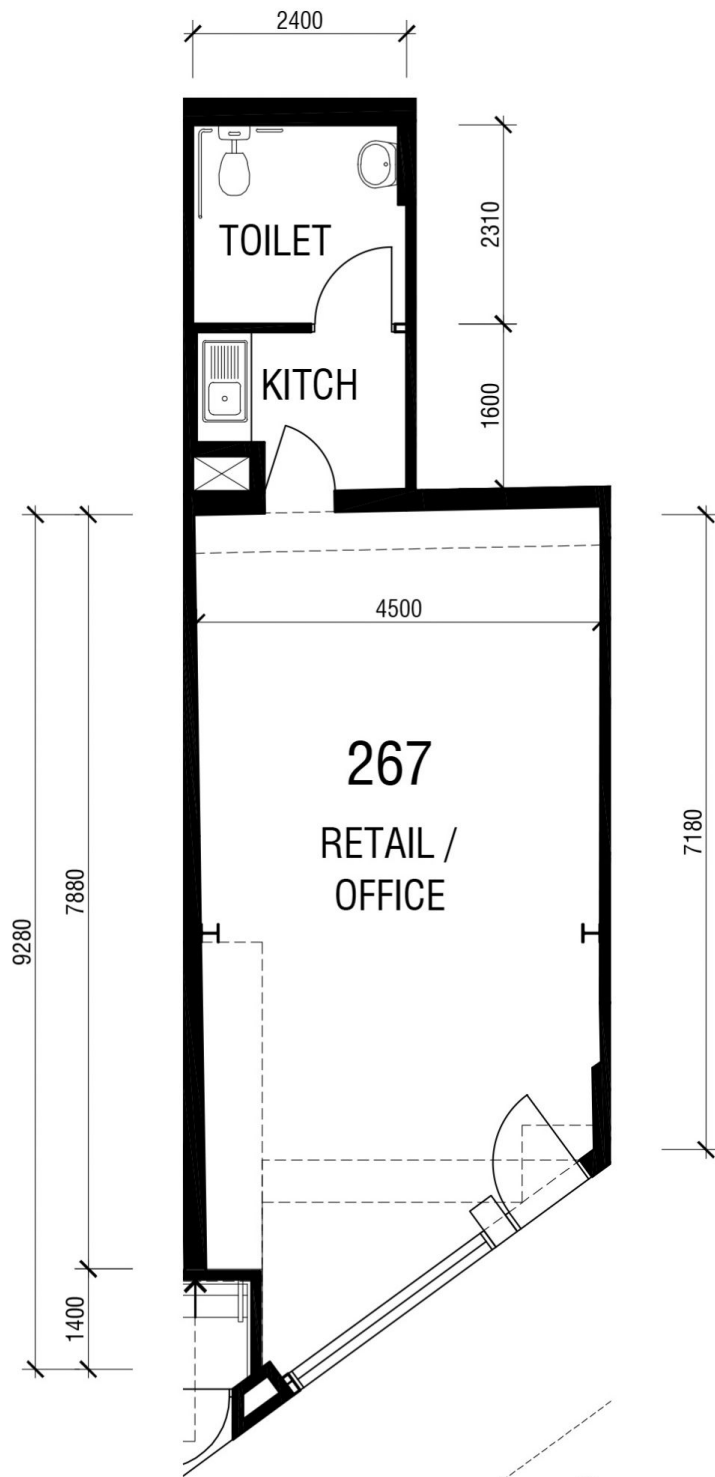
Such great inner city convenience enhances this new edgy space with polished concrete floors, contemporary lines and raw finishes. Flexible floor-plan's appeal to professional offices/medical consulting STCA.

- Suitable for a variety of uses
- Fully serviced for a restaurant/bar/café operation
- An opportunity to make an impact as a cafe/restaurant bar STCA
- Multiple sewer and water outlets
- Heating/cooling split system and alarm system

**Building Size** : 54 sqm  
**View** : <https://www.alexkarbon.com.au/lease/vic/north/ascot-vale/commercial/retail/6208081>



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MT ALEXANDER RD