



**11/70 Racecourse Road North Melbourne VIC**



11/70 Racecourse Road is a contemporary office suite ideal for owner occupiers or investors. The affordable open plan office includes:

- Plenty of natural light
- Intercom
- A/C & heating
- Internal size 55 sqm approx
- Communal kitchenette and amenities
- 1 on-site car park
- Conveniently located near the free-way, train and tram station
- Only 3km (approx) from Melbourne CBD

**Building Size** : 55 sqm  
**View** : <https://www.alexkarbon.com.au/sale/vic/inner-city/north-melbourne/commercial/offices/6208849>



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Potential Return of Investment (ROI) - 6.3% or occupy yourself and stop paying rent! You have the option.