



**214/434 St Kilda Road Melbourne VIC**

Plenty of Natural light throughout and currently leased for \$33,165.36 pa expiring on the 15th February 2021 with one (1) further option of 2 years.

**Price** : \$365,000  
**View** : <https://www.alexkarbon.com.au/sale/vic/inner-city/melbourne/commercial/offices/6209643>

This entry level office suite includes the following:

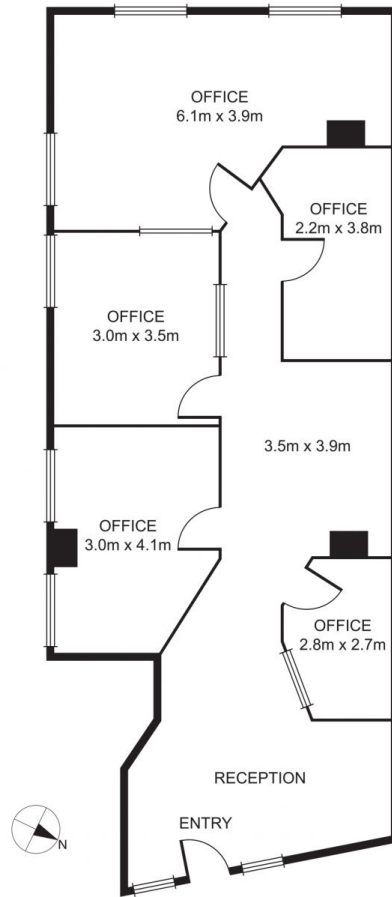
- A corner office suite of approx 86 m2.
- Current rental income with the potential option to occupy within only a few years.
- Current Gross Rental of \$33,165.36 + GST per annum
- Positioned within the tightly held St Kilda Road commercial precinct
- Will suit a variety of businesses
- Easy access to tram networks operating along St Kilda Road, providing access to the CBD and surrounding suburbs



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Disclaimer: Please note plans are indicative only and not drawn to exact scale. All dimensions are approximate. Potential buyers should satisfy themselves of any pertinent matters.