



## New 2 Level Office Showroom/Warehouse 202m2 + 3 car spaces Yarraville - Move in ...

1, 260 Whitehall Street, YARRAVILLE, VIC 3013

Offices, Industrial, Showroom

**Property ID:** 1693

**Price:** Contact Agent   **Rent:** N/A

**Building:** 202m2   **Land:** N/A



New Office, Warehouse & Showroom Spaces Designed for Small to Medium Business & SMSF Investors

Awarded the REIV's Best Commercial Project in 2018

Visit project web site at [sugarhill.net.au](http://sugarhill.net.au) to download full price list, unit availability floor plans and contract documents or click "additional information" links below for property report

Brilliantly located opposite the CSR sugar refinery in Yarraville's rapidly evolving west bank commercial precinct, Sugarhill represents a rare opportunity for small businesses and SMSF investors to access high capital growth potential commercial property at an affordable price.

- Absolute street frontage to Earsdon St
- 202m2 inc 101m2 second floor offices
- 3 car spaces on title
- Superb Yarraville location overlooking the CBD, Port & Yarra River
- Construction commenced & to be completed March 2019
- Opportunity to further increase floor areas to many units STCA

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Or to discuss further call Mark Charlton 0430 464 270 or Glyn Bosisto 0414 304 580

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## Additional Features

### Features

Nil

### Outgoings

Nil

## Components

Name	Naber's	Building	Land	Price	Rent (p.a.)
Lot 1	0	202m2 (Inc 101m2 second level)	N/A	Contact Agent	Contact Agent