



New 2 level Office Showroom/Warehouse of 202 m² inc 3 car spaces

3, 15 Earsdon Street, YARRAVILLE, VIC 3013

Offices, Industrial, Showroom

Property ID: 1694

Price: \$825,000 **Rent:** N/A

Building: 253m² **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 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

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

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

An error has occurred while processing PictureBox 'picGoogleMap':
Invalid image data.
----- InnerException -----
The remote server returned an error: (403) Forbidden.

Glyn Bosisto
03 8566 7633
0414 304 580
glyn@bosisto.com.au

Additional Features

Features

Nil

Outgoings

Nil

Components

Name	Naber's	Building	Land	Price	Rent (p.a.)
Lot 3	0	253m2 (Inc 3 on site car spaces)	N/A	\$825,000	N/A