

# Affordable Creative Space Offering

## For Sale

294 Victoria Street, Brunswick VIC 3056

\$500,000 - \$550,000

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Areal Property is proud to present this versatile and affordable commercial space, ideally located on the ground floor of the iconic "C3 Apartments" in Brunswick-one of Melbourne's most vibrant and eclectic inner-city suburbs.

With prime Victoria Street frontage and excellent exposure to both pedestrian and vehicle traffic, this open-plan, industrial-style property is perfect for a range of business uses (STCA).

### Key Features:

- Flexible layout to suit a variety of uses (STCA)
- Total area of approx. 78m<sup>2</sup>
- Open-plan, industrial-inspired space ideal for a tailored fit-out
- One basement car stacker space, with ample public parking at rear
- Separate male and female toilets
- High-visibility location with over 100 residential apartments directly above
- Excellent public transport access with nearby tram stops on Sydney Road and Brunswick Train Station
- Available now – move in or lease out immediately

Whether you're an owner-occupier or investor, this is a rare opportunity to secure a...

**Jason Low**

Director/Licensed Estate Agent

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#### BOX HILL

Suite 3.4, Level 3, 990 Whitehorse Road, Box Hill. Victoria 3128 | 8686 8388

#### HAWTHORN EAST

33 Camberwell Road, Hawthorn. Victoria 3123 | 9818 8991

#### MELBOURNE CBD

Level 7, 99 Queen Street, Melbourne. VIC 3000 | 9818 8991

#### POINT COOK

Entrance C4, Level 1, 2 Main Street, Point Cook. VIC 3030 | 8686 8338

#### SOUTH MORANG

29 Gorge Road, South Morang. VIC 3752 | 8804 5888

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