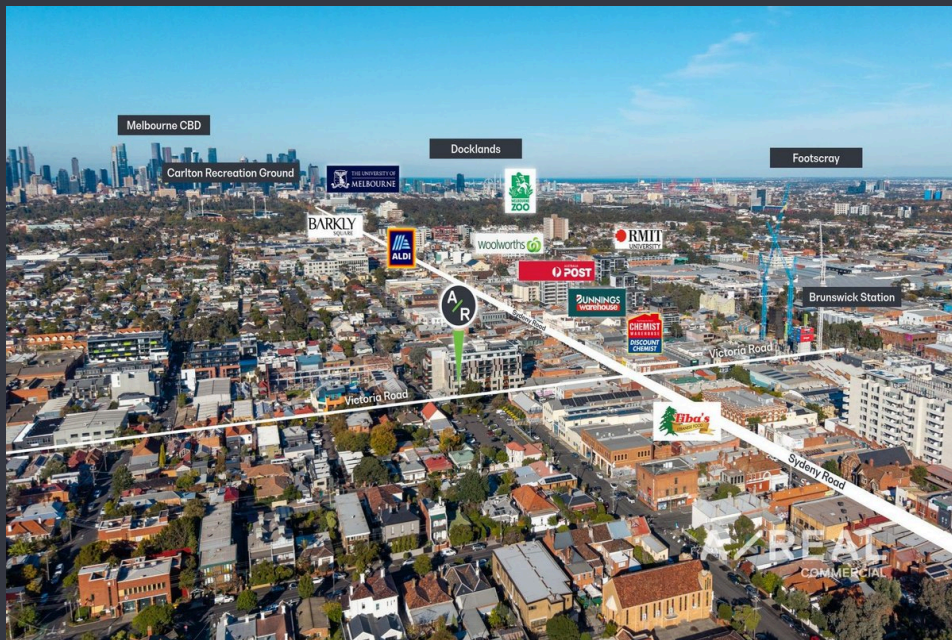


Affordable Creative Space Offering



For Sale

294 Victoria Street, Brunswick VIC 3056

\$475,000

For Sale

294 Victoria Street, Brunswick VIC 3056

Affordable Creative Space Offering

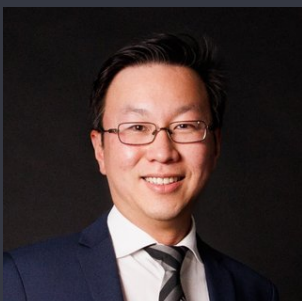
Areal Property is proud to present this versatile and affordable commercial space, ideally located on the ground floor of the iconic "C3 Apartments" in Brunswick-one of Melbourne's most vibrant and eclectic inner-city suburbs.

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. 78m²
- 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...



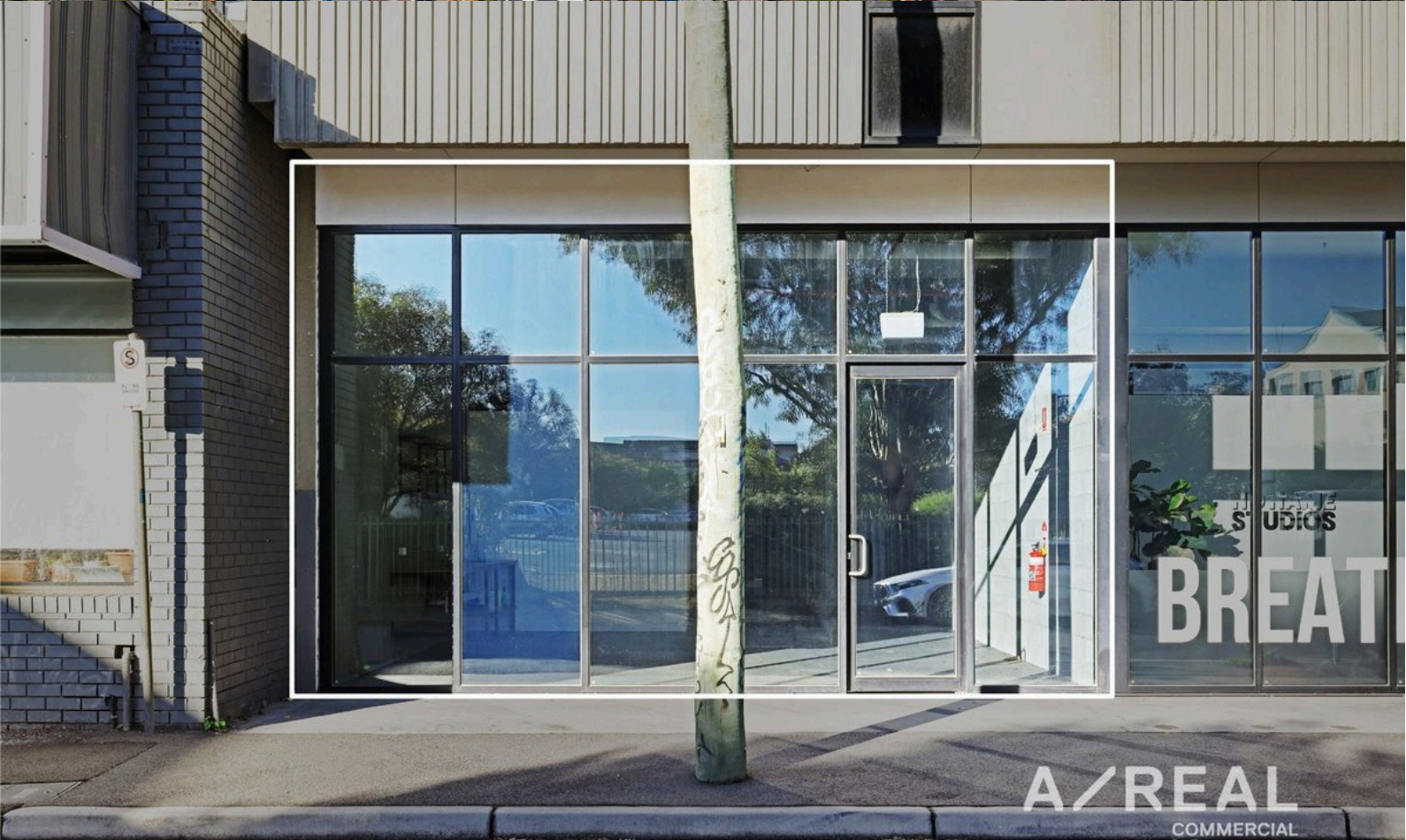
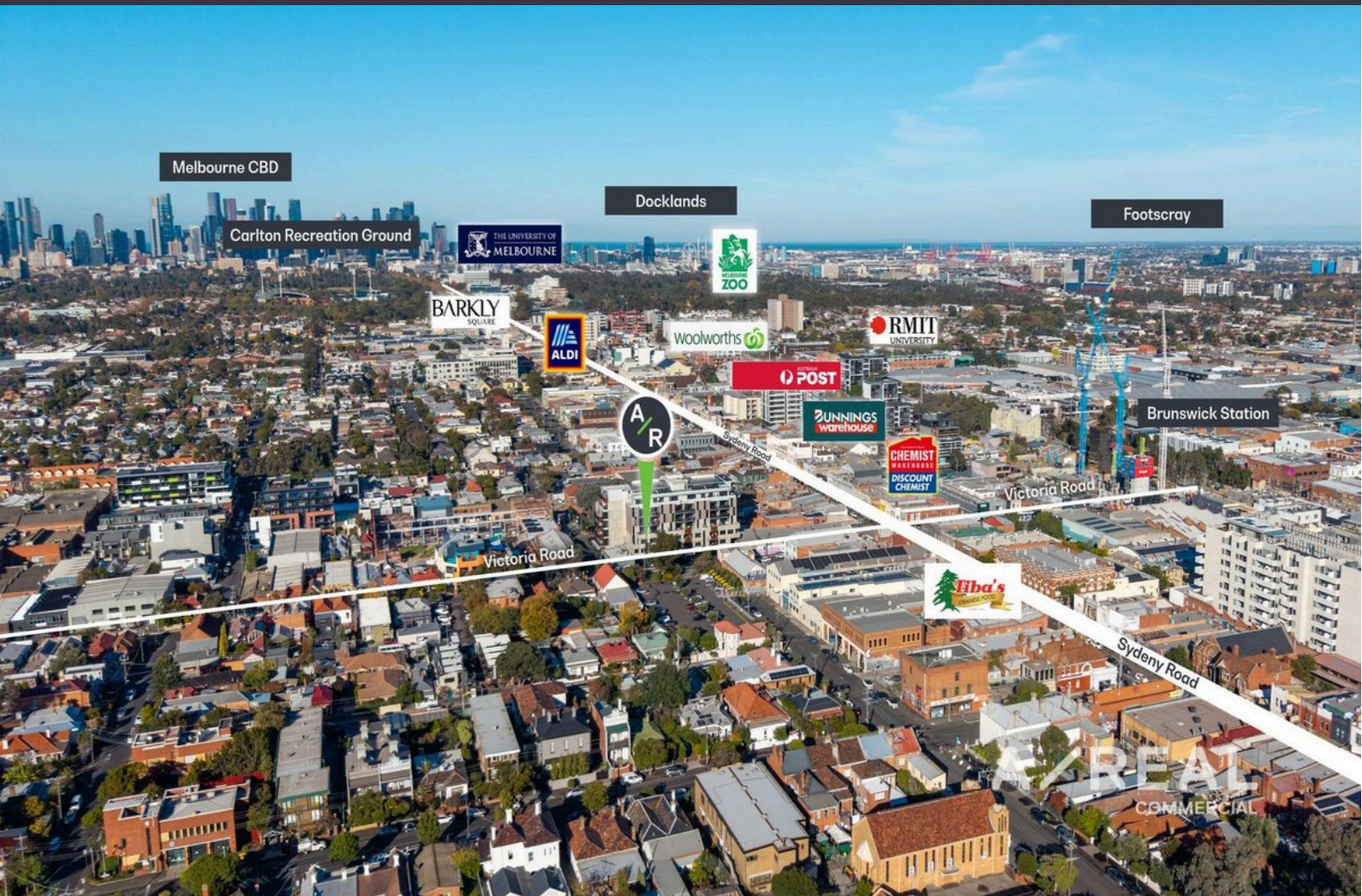
Jason Low

Director, Licensed Estate Agent

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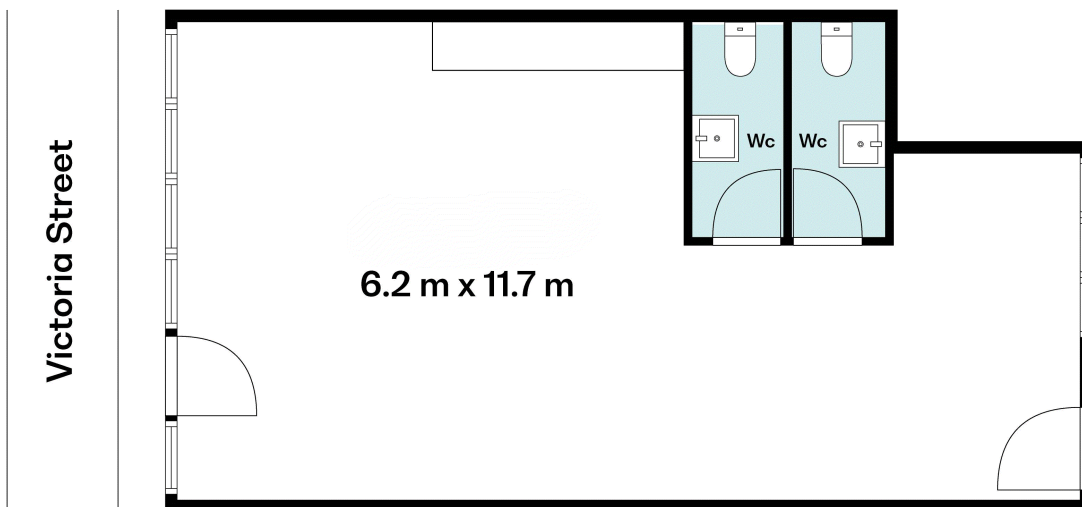
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BOX HILL

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

NORTH

Suites 4 & 5 High Street, Lalor. VIC 3075 | 03 9436 0888

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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