



1 Queens Road, Melbourne VIC 3004

## Supreme purchasing opportunity in busy St Kilda Rd Business Precinct

With a quality tenant currently in place, this stylish open plan 6 person office suite is connected with suites 501 and 514 and is close to common amenities such as Fuji Xerox Copy Centre, kitchenette and bathrooms.

With a return on investment of 7%, you???ll have a secure tenant in place to pay all your outgoings.

This great opportunity is located only minutes from the Melbourne CBD

CALL NOW TO INSPECT 03 9863 8888

Offices

FOR SALE

Call NOW for more info!

45sqm

DEAGUE GROU

**Melbourne Commercial**

**Office Sales & Leasing**

**Pty Ltd**

[salesreception@asianpacificgroup.com.au](mailto:salesreception@asianpacificgroup.com.au)