



Suite T13, St Kilda Rd Towers, 1 Queens Road, Melbourne, VIC 3004  
\*for indicative purposes only

mco

Suite T23/1 Queens Road, Melbourne VIC 3004

## Rare secure investment opportunity on ground floor at St Kilda Rd Towers

This is a unique & rare opportunity to own your piece of a premium commercial building. This is the ultimate set & forget investment with a secure tenant in place, a 8% return per annum and gross rent of \$15,000 per annum. Positioned in the newly renovated foyer, this concierge space is located on the ground floor of the prestigious St Kilda Rd Towers and will be an asset to any astute investor's portfolio

Dedicated to the convenience of its tenants, St Kilda Rd Towers, home to over 500 commercial offices, offers a range of amenities including meeting rooms and board rooms for hire, a fully equipped gym and shower facilities and secure undercover parking (available at an additional cost). You'll find a range of cafés and dining options plus a drycleaner, all within the ground floor

Offices  
FOR SALE

7sqm

DEAGUE GROUP

**Melbourne Commercial**  
**Office Sales & Leasing**

**Pty Ltd**

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