



**Suite 402/480 Collins Street, Melbourne VIC 3000**

## Secure purchasing opportunity within the heart of Melbourne's CBD

Take a premium business address on Melbourne's iconic Collins Street. Whether you are looking to occupy or invest in your first commercial property, suite 402 is an excellent entry level investment opportunity with a secure tenant in place, returning \$8,200 per annum.

This impressive facility provides access to a range of first-class amenities, including a lap pool, sauna and gym with shower facilities, boardrooms and meeting rooms for hire, caf?/dining options, hotel and live-in accommodation.

Collins Street Tower is a short stroll from major public transportation aterials including Flinders Street Station and Southern Cross Station, as well as multiple nearby tram stops. This location is also positioned close to major freeways providing reliable access, and offers the convenience

Offices  
FOR SALE

26sqm

DEAGUE GROUP

**Melbourne Commercial**

**Office Sales & Leasing**

**Pty Ltd**

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