



Suite 202/1 Queens Road, Melbourne VIC 3004

## Secure investment opportunity with a high ROI

Whether you are looking for your first commercial investment or to expand your portfolio, suite 202 at St Kilda Rd Towers will be the ideal next business step. Securely leased and returning \$22,762 per annum with a high ROI of 9.8%, this is an opportunity not to be missed!

This incredible suite features a 42m2 open plan area with two executive offices and a large boardroom leading out onto a large 38m2 private balcony with views of Albert Park Lake and Golf Course.

St Kilda Rd Towers is home to a range of fantastic facilities and services including Concierge services available Monday to Saturday, a fully equipped gym with shower facilities, meeting rooms available for hire, and a gourmet food court including Squires Loft Restaurant & Bar. On-site you will also find a myotherapist, storage units and undercover parking (available at an additio

Offices  
FOR SALE

80sqm

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**Melbourne Commercial**

**Office Sales & Leasing**

**Pty Ltd**

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