



Ground Floor/1 Queens, Melbourne VIC 3004

## Don't miss this fantastic opportunity to invest within a prestigious business ad

Add this unique retail space to your portfolio with this secure commercial investment returning \$17,500 per annum with a 5-year lease and further 5-year option, as well as 4% annual increases. Tenanted by an established hospitality operator, Bambini thrives on the foot traffic of all building occupants and visitors to St Kilda Rd Towers.

Retail  
FOR SALE

11sqm

Call MCO today to arrange an inspection on 1300 652 532

DEAGUE GROUP

Melbourne Commercial  
Office Sales & Leasing

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