



**Suite 107 & 108/530 Little Collins Street, Melbourne VIC**

## Opportunity for the Smart Investor

Suites 107 & 108 are newly on the market offering. Sold together as the ultimate investment opportunity.

### Key features:

- Combined annual rental of \$21,845 per annum
- Never been vacant; securely leased with an opportunity for future rental upside or to occupy
- Sought after 1st floor office position
- Floor-to-ceiling windows spanning rear wall
- Abundance of natural light
- Ideal for owner occupier
  
- Secure undercover car parking and storage facilities (available at

Offices  
FOR SALE  
\$315,000  
57sqm

DEAGUE GROU

**Melbourne Commercial**

**Office Sales & Leasing**

**Pty Ltd**

**Matt Stedman**

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