



3 Hilton Street Clifton Hill, VIC

### Prime Inner City Location

Exceptional quality and secure building area of 300sqm (approx.).

Features include:

- 150sqm (approx.) of warehouse space
- 150sqm (approx.) of air conditioned office space
- 3 phase power available
- Off street parking for 2 cars
- Seconds from the Eastern Freeway
- Internal height of 7.5m (approx.)
- Commercial 2 Zoning
- Direct access to Smith Street, Brunswick Street, Queens Parade and the Melbourne CBD

Rental:

\$69,900 pa \$5,825 pcm \$1,3442.23 pw

**Council Rates:** \$0.00 p/q

**Water Rates:** \$0.00 p/q

**Strata Rates:** \$0.00 p/q



**Michael Sabelberg**

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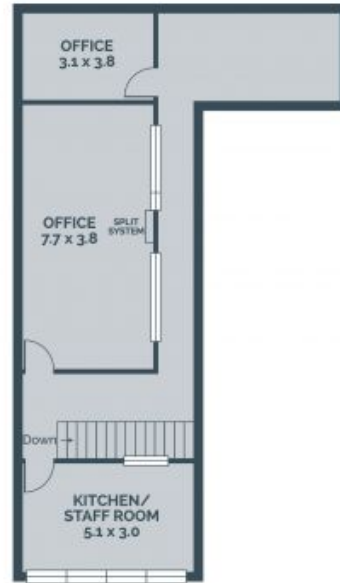
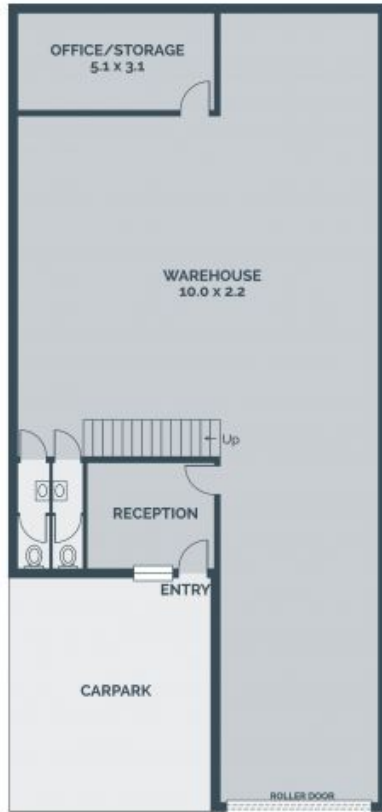
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LOVE & CO

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