



### 79 Wellington Street COLLINGWOOD VIC

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Located just off Smith Street / Gertrude Street this sensational two storey brick warehouse / office building bursting with character offering long term investment for the astute investor.

- \* Total Building Area 1850 m2 approx.
- \* Total Land Area 1142 m2 approx.
- \* Securely leased on a 5x5x5x5x5 year lease.
- \* Currently returning \$150,000 pa gross plus GST
- \* High Ceilings / Timber Floors / air conditioned
- \* Off Street Car Parking
- \* 2 minute walk to Smith St / tram/ cafe's
- \* Stone throw from CBD / Eastern Freeway

**Building Size** : 1850 sqm  
**Land Size** : 1142 sqm  
**View** : <https://www.visionrealestate.com.au/sale/vic/inner-city/collingwood/commercial/offices/7420235>