



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 5x5x5x5 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>