



## 9-11 Budd Street Collingwood VIC

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Vision real Estate is delighted to offer this corner office/warehouse delivering the ultimate position in one of Collingwood's most sought after business destinations all within walking distance to Smith St and public transport.

\*Flexible commercial, retail, and warehouse space of 384 sqm\* including loading Dok & 3 metre \* high roller shutter door.

\*Within 160 metres\* to the world class Smith St delivering one of Melbourne most sought after eateries, cafe's and speciality stores.

\*Conveniently close to Melbourne's major arterials, Melbourne CBD, Smith St Tram and Collingwood/Victoria Park Train Station.

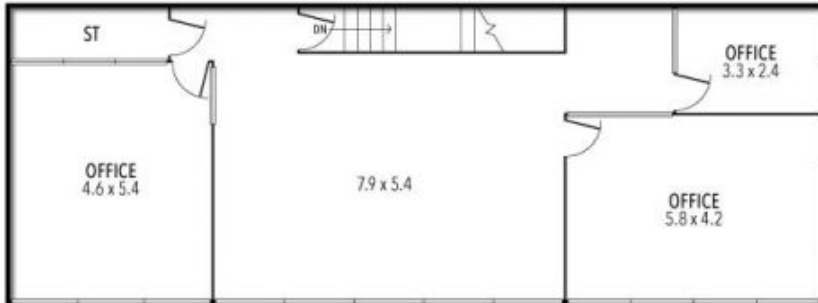
\*Join the likes of hospitality operators such as Everyday Coffee, Pedla, Cibi, A Coffee, Molly Rose Brewing, The Mill Brewery and Chotto Motto.

**Price** : Contact Frank Romeo  
**Building Size** : 384 sqm  
**Land Size** : 405 sqm  
**View** : <https://www.visionrealestate.com.au/lease/vic/inner-city/collingwood/commercial/industrial/8093021>



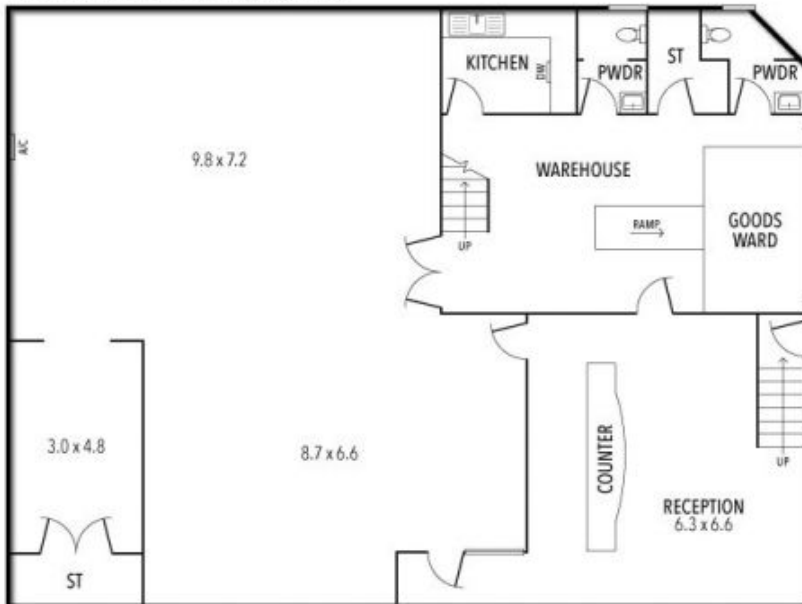
**Frank Romeo**  
03 9654 9800

# 9-11 BUDD STREET, COLLINGWOOD



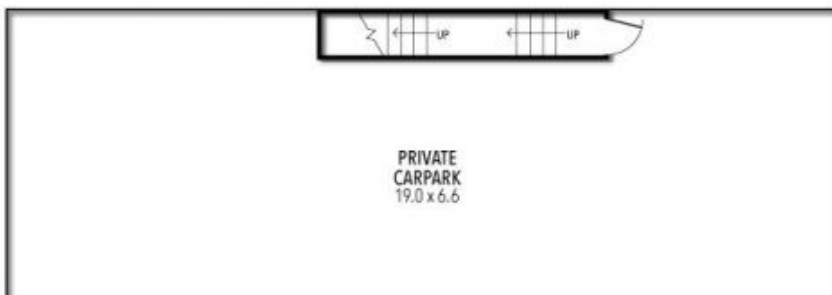
Internal Area: 125 SQM (Approx.)

FIRST FLOOR



Internal Area: 260SQM (Approx.)

GROUND FLOOR



Internal Area: 125 SQM (Approx.)

GROUND FLOOR



THE ABOVE PLAN IS AN ARTIST'S IMPRESSION ONLY, IT INCLUDES ELEMENTS THAT ARE FOR DISPLAY PURPOSES ONLY AND MAY NOT BE TO SCALE. LANDSCAPING SHOWN IS INDICATIVE ONLY. DIMENSIONS ARE APPROXIMATE.