



**79/ Arden Street NORTH MELBOURNE VIC**

Develop or Occupy this building in the heart of North Melbourne with 2 Street frontages (Main frontage onto Arden Street and rear frontage to Little Baillie Street)

- The property may suit a variety of uses including commercial owner occupiers
- Rare opportunity to secure a versatile property in inner city locale

- Frontage to Arden Street: 9.14 metres approx.
- Frontage to Little Baillie Street: 10.31 metres approx.
- Current Improvements include Office/Warehouse with roller door access at the rear
- Within close proximity to Errol Street Village, North Melbourne Train Station, a variety of shops and cafes, Melbourne and RMIT Universities, hospitals, Victoria Market and parks

**Land Size** : 240 sqm  
**View** : <https://www.alexkarbon.com.au/sale/vic/inner-city/north-melbourne/residential/land/6208592>



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