



**117A Ballarat Road Footscray VIC**

Entry level investment with existing new tenancy.

Features include:

- Size approx 80 m2
- Current Lease \$24,000 plus GST (2 x 2 x 2)
- 2 Rear Car Spaces on title
- Heating/cooling throughout
- Kitchenette and bathroom with disability capabilities
- Large Tiled area at rear perfect for staff lunch area
- Ideal purchase for SMSF

Moments away from Western Hospital, Victoria University and a high density residential population set to be boosted by proposed 1,400 dwelling Kinnears Ropeworks development within 100 metres.

**Building Size** : 80 sqm

**View** : <https://www.alexkarbon.com.au/sale/vic/north/footscray/commercial/offices/6209108>

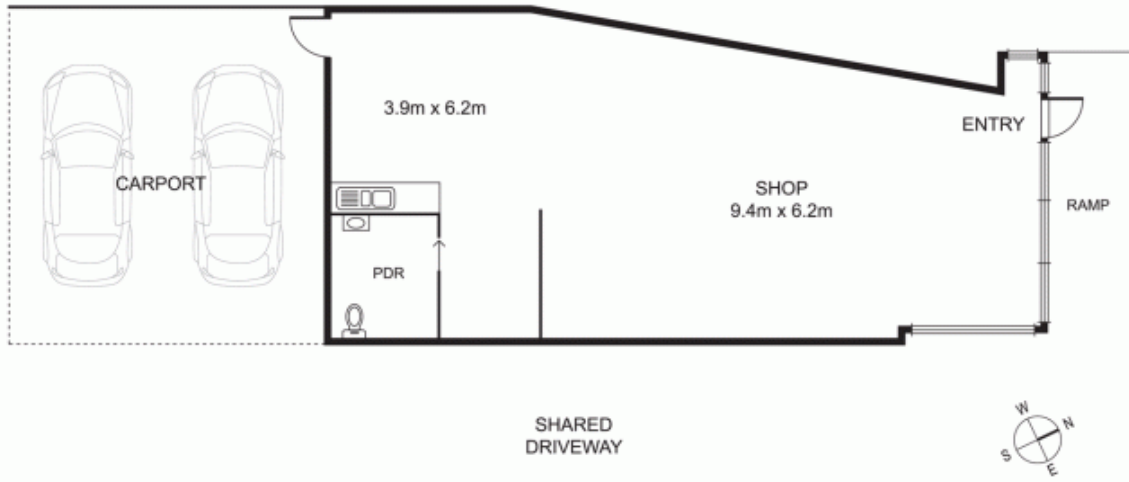


**Charles Bongiovanni**  
03 9326 8883



**Gianni Fazzari**  
03 9326 8883

Alexkarbon Real Estate  
122 Errol Street, North Melbourne VIC 3051



Disclaimer: Please note plans are indicative only and not drawn to exact scale. All dimensions are approximate. Potential buyers should satisfy themselves of any pertinent matters.