

**104 Maribyrnong Street Footscray VIC**

3 2 4

Spanning two distinct levels, this upmarket converted warehouse with Special Use zoning, presents an amazing opportunity for showroom, activity space, design studio, office or consulting premises complemented by sensational city skyline and water views.

**Price** : \$ 2,540,000  
**Building Size** : 415 sqm  
**View** : <https://www.alexkarbon.com.au/sale/vic/north/footscray/residential/unit/6695198>

Note: Caretakers permit required (STCA)

The innovative fit-out delivers an industrial Manhattan vibe. Featuring high ceilings with exposed roof trusses, feature brickwork, timber floors and steel framed glass aspects throughout uniquely reimagined spaces that offer incredible flexibility, scale, quality inclusions and abundant natural light.

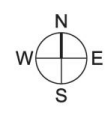
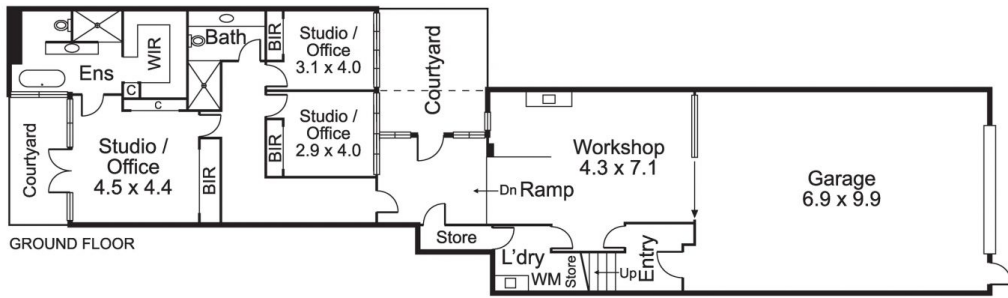
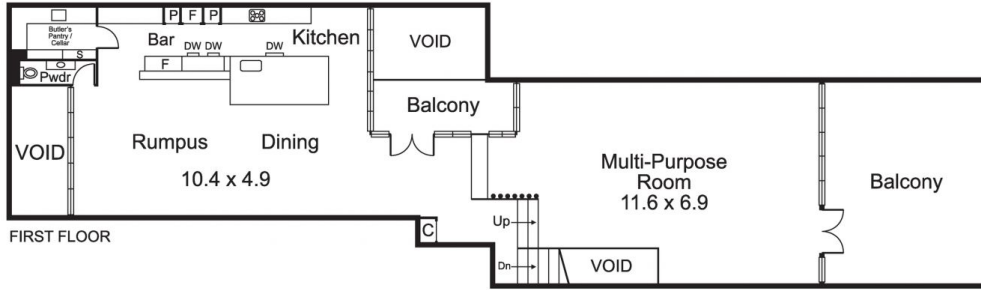
Just 5kms approx. from the CBD and in the heart of Footscray's thriving creative hub, its within walking distance



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Every care has been taken to verify the accuracy of the net internal area. Prospective purchasers are advised to make their own enquiries to satisfy themselves in all respects.