



## 151 Mt Alexander Road FLEMINGTON, VIC

### Significant 922 SQM Multi Purpose Building With Extra Wide 32 Metre Main Road Fr

- \* Showroom, Trade, Office or Medical
- \* Flexible Commercial 1 zoning
- \* High traffic location
- \* Substantial 922 square metre freestanding building
- \* Full brick construction
- \* 685 square metres on the ground floor and 237 sqm mezzanine
- \* Warehouse is clearspan throughout, with high internal clearance
- \* Ground floor reception/showroom has an impressive atrium
- \* First floor offices are air-conditioned, with amenity and large kitchenette and luncheon
- \* Bathrooms throughout the building
- \* Regular shape for a functional layout
- \* 9 on-site car parks

Asking \$200,000 Per Annum Net

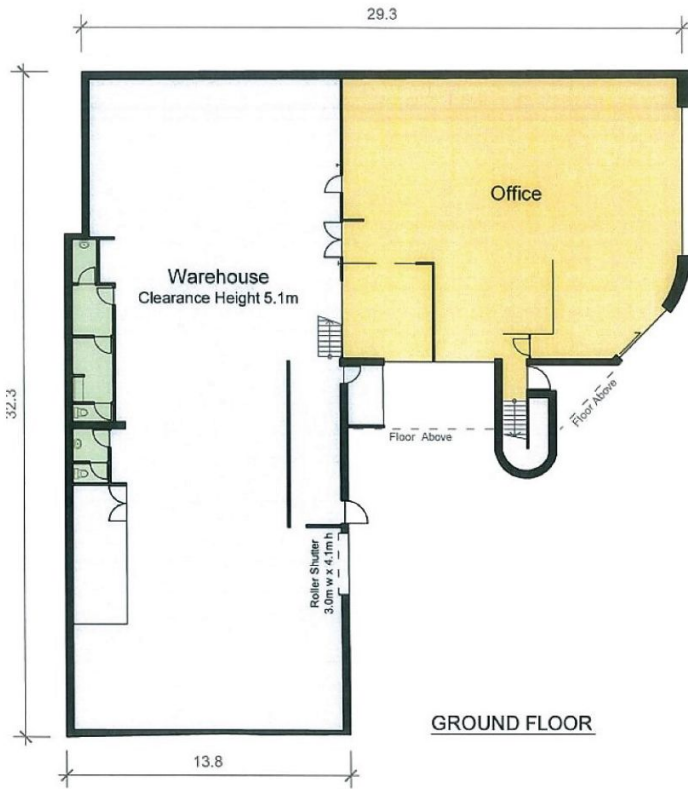
**Type** : Offices  
**Land** : 983 m2  
**Building Size** : 922 m2  
**Zoning** : Commercial 1

**Jackson Brenchley Richard Impiombato**

0431286661

0419688918

145-153 Mt Alexander Road, Flemington VIC 3031



**GROUND FLOOR**

MOUNT ALEXANDER ROAD



**FIRST FLOOR**

| Ground Floor      |                | First Floor |         |
|-------------------|----------------|-------------|---------|
| Warehouse         | 412 sqm        | Office      | 224 sqm |
| Office            | 245 sqm        | Amenities   | 13 sqm  |
| Amenities         | 28 sqm         |             |         |
| <b>Total Area</b> | <b>922 sqm</b> |             |         |



NOTE: Every precaution has been taken to verify the accuracy of the above details. However, prospective purchasers/tenants are advised to make their own enquiries.