

# Auction Friday 23 November at 12pm on site



## Contemporary Investment Opportunity

13 Smith Street, Fitzroy

- > Striking ground floor shop within the Award Winning **NEOMETRO** development
- > Secure 3 + 3 year lease to quality Business Education operator Plato Project
- > Returning \$50,000 per annum plus GST
- > Fixed 4% annual increases
- > Tenant pays all outgoings
- > Brand new shop front of 90m<sup>2</sup> approx.
- > One (1) secure basement car parking space
- > Just 1km approx. from Melbourne CBD in one of Melbourne's most popular inner city suburbs Fitzroy



Fitzroys

We know Melbourne.

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All dimensions are approximate. Particulars herein are for information only and do not constitute any representation by the owner or the agent