



**50 - 52 Smith Street COLLINGWOOD VIC**

Prime Corner Retail / Office Building in Collingwood's best location right opposite Gertrude Street offering an exceptional Investment opportunity for the astute investor.

- Stunning Premises of 400 sqm approximately
- Two Buildings on one Title / Subdivision potential
- High Quality Tenant about to commence Refurbishment
- Securely Leased on a 4x4 year lease at \$130,000 pa net plus GST..
- Polished Timber Floors, Alarmed, Air Cond
- Rear Laneway Access / Zoning Business 1
- Potential for further development / Resi STCA.

**Type** : Retail  
**Building Size** : 400 sqm  
**View** : <https://www.visionrealestate.com.au/sale/vic/inner-city/collingwood/commercial/retail/7420157>