

**6 Guest Street Hawthorn VIC**

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This property represents an excellent opportunity for owner occupiers, investors and developers to purchase one of Hawthorn's last remaining industrial style properties.

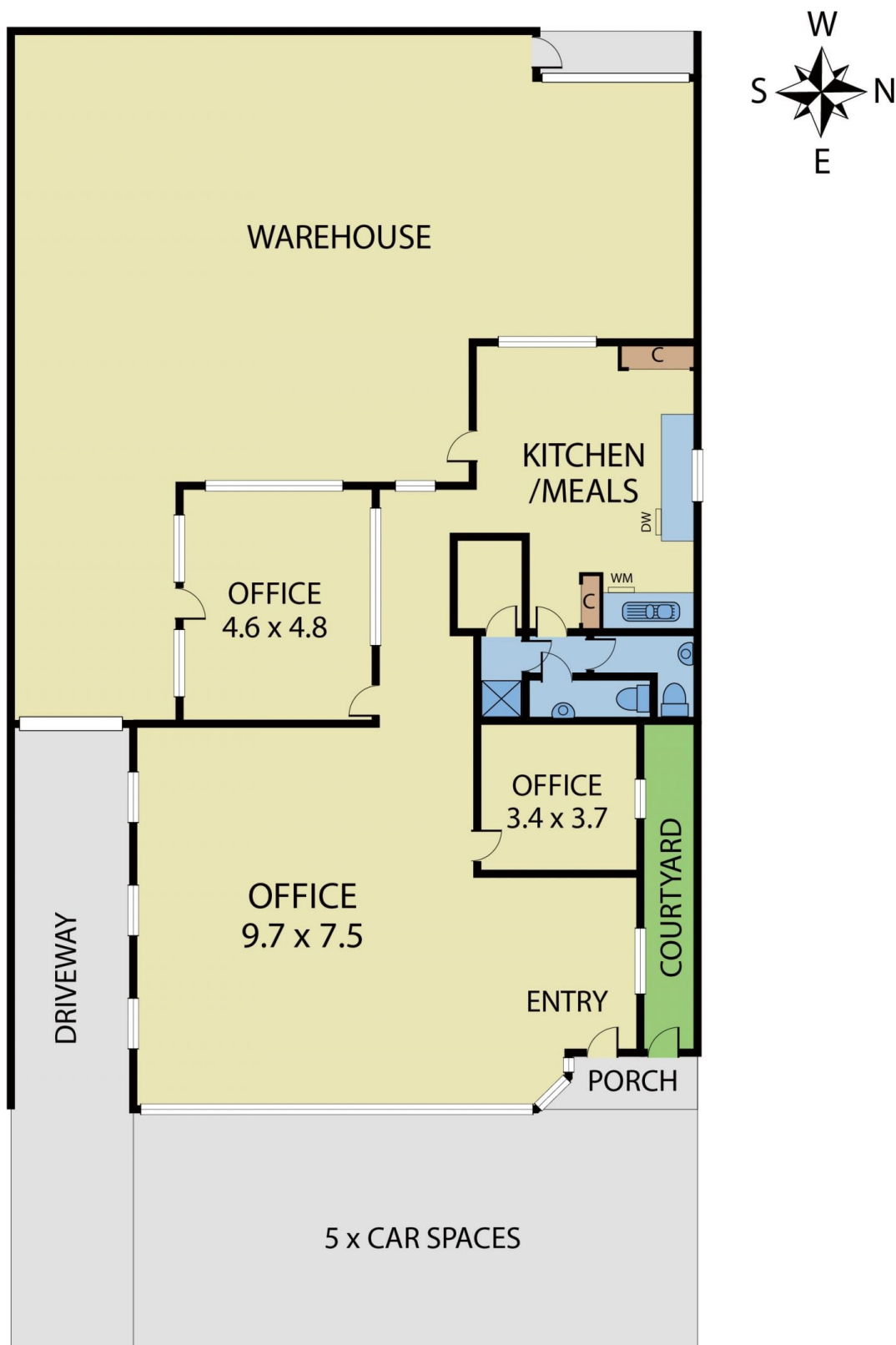
- \* Land Area: 504 sqm
- \* Building Area: 400sqm
- \* Zoning: Commercial 1
- \* Frontage of 15.7 metres
- \* Additional rear Access from Elizabeth Street
- \* Located in the heart of Hawthorn just off Burwood Road
- \* Moments away from Glenferrie Road shops & train station
- \* Potential for multi level mixed use development
- \* Short term lease returning \$70,000 per annum plus GST
- \* Offered for the first time in over 45 years

**Type** : Development  
**Building Size** : 400 sqm  
**Land Size** : 504 sqm  
**View** : <https://www.visionrealestate.com.au/sale/vic/east/hawthorn/commercial/development/7420359>



**Tim Bindley**  
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Disclaimer: Whilst we believe the contents of this document to be accurate, we suggest the prospective purchasers make any necessary enquiries to satisfy themselves. We do not accept responsibility for any errors or omissions.