



**667-679 Nicholson Street Carlton North VIC**

12 🚗

Vision Real Estate is delighted to offer this substantial city fringe warehouse site all within close proximity to the CBD.

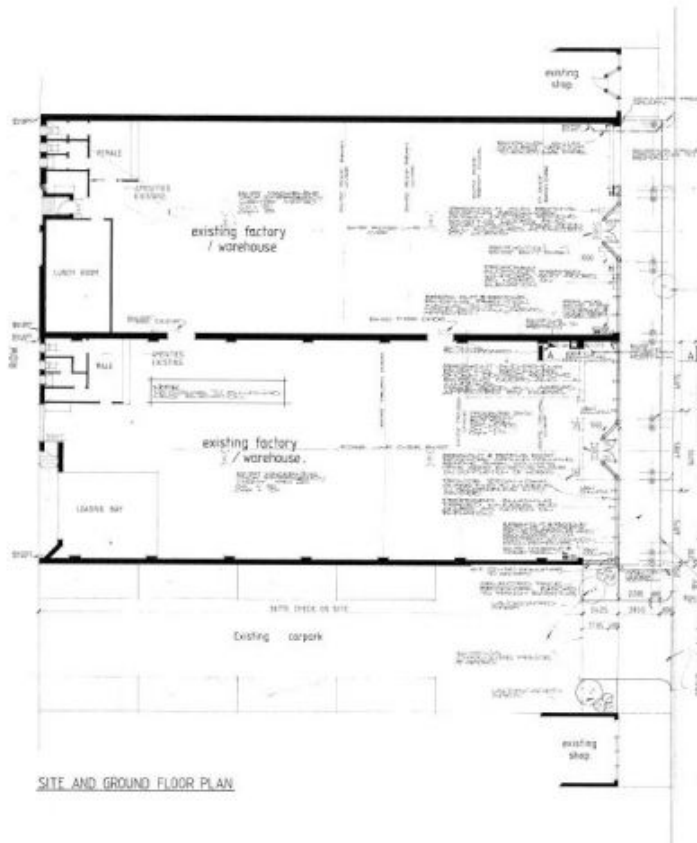
- \*Strategic land site of 1,586 SQM\*
- \*Building area of 1,192 SQM\* spread over two buildings
- \*Rare main road warehouse style building with rear right of way.
- \*Wide Nicholson St frontage - 39 Metres\*
- \*Flexible commercial 1 zone.
- \*Valuable on site parking for 12 vehicles\*
- \*Well serviced by pubic transport and easy access to Greater Melbourne via excellent nearby road linkages.

**Price** : Contact Frank Romeo  
**Building Size** : 1192 sqm  
**Land Size** : 1586 sqm  
**View** : <https://www.visionrealestate.com.au/sale/vic/inner-city/carlton-north/commercial/industrial/7585015>

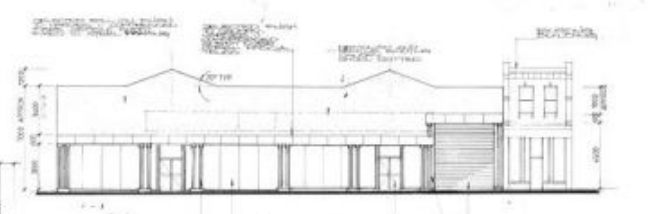


**Frank Romeo**  
03 9654 9800

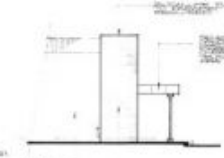
667 Nicholson St Carlton North provides developers with a mixed use development opportunity and also presents



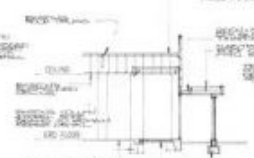
SITE AND GROUND FLOOR PLAN



EAST ELEVATION (Michigan Street)



PART SOUTH ELEVATION



SECTION A-A

- GENERAL NOTES**
1. ALL WORK TO BE ACCORDING TO THE SPECIFICATIONS AND THE DRAWINGS.
  2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
  3. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL AUTHORITIES.
  4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
  5. ALL UTILITIES SHALL BE LOCATED AND DEPTH MARKED PRIOR TO COMMENCEMENT OF WORK.
  6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
  7. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
  8. THE CONTRACTOR SHALL MAINTAIN A SAFE WORKING ENVIRONMENT AT ALL TIMES.
  9. ALL MATERIALS SHALL BE STORED AND HANDLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
  10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE COVERAGE.
  11. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE LOCAL BUILDING CODES.
  12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE LOCAL AUTHORITIES.
  13. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
  14. THE CONTRACTOR SHALL MAINTAIN A SAFE WORKING ENVIRONMENT AT ALL TIMES.
  15. ALL MATERIALS SHALL BE STORED AND HANDLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
  16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE COVERAGE.
  17. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE LOCAL BUILDING CODES.
  18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE LOCAL AUTHORITIES.

LAND (1700)  
 1700 (1700)  
 1700 (1700)