

# ROSIN SMYTH



## 285 City Road Southbank VIC

Rosin Smyth & Partners is pleased to present for sale 285 City Road, Southbank. An exclusive opportunity to secure a prime, ground floor space in an excellent CBD fringe location.

The property is perfect for an office/showroom/retail space situated on busy City Road in Southbank, ensuring the potential to attract large volumes of pedestrians, surrounding residents and vehicles passing by.

### Key Property Features:

- ? Invest or Occupy
- ? Prominent space in excellent location
- ? Boasting a wide glass main road frontage
- ? Office/showroom space across 2 levels
- ? Ground floor open-plan area with powder room, kitchenette and storage area

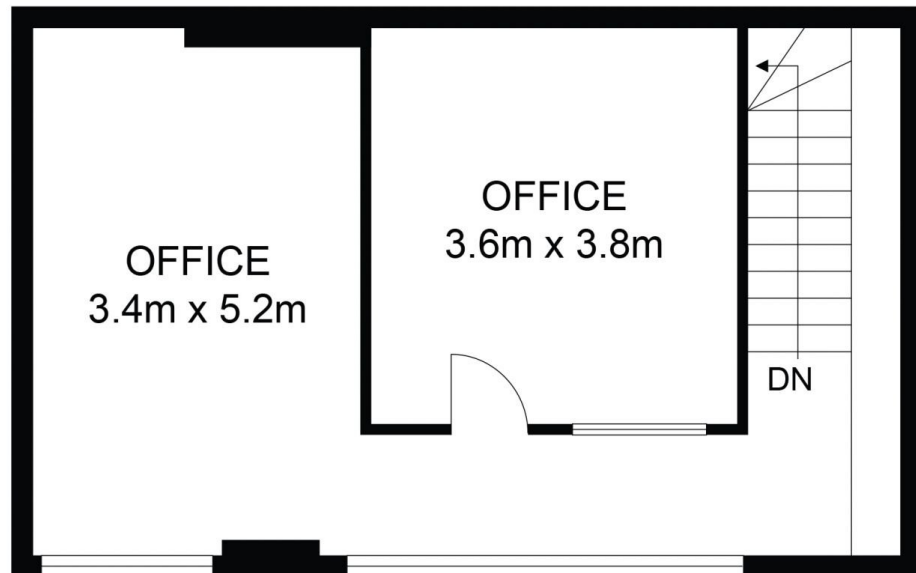
**Price** : \$850,000  
**Building Size** : 87 sqm  
**View** : <https://www.rosinsmyth.com.au/8040347>



**Martin Smyth**  
9695 5999



**Massimo Smyth**  
9695 5999



Ground Floor/285 City Road, Southbank

DISCLAIMER : ALL DIMENSIONS ARE AN APPROXIMATION ONLY AND NO GUARANTEE IS GIVEN WITH RESPECT TO ACCURACY.