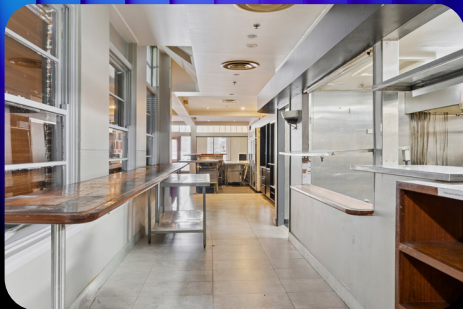




43/24 West Row, CITY

Yield Commercial are pleased to exclusively present a unique 258 sqm ground floor opportunity for sale and lease within the prestigious Melbourne Building.

Highlights:

- + Stamp Duty Free
- + 258 sqm ground floor opportunity
- + Iconic Melbourne Building and Prime CBD location with strong street presence
- + High foot traffic and excellent exposure
- + Character-filled heritage Spanish Mission architecture
- + Positioned to benefit from the proposed light rail extension

Property Features

- + Fully fitted commercial kitchen in place
- + Grease trap, exhaust canopy and cool room included
- + Existing toilets suitable for liquor licensing
- + Private function or dining room included
- + Designed for hospitality use, with flexibility for retail, club, office or health operators

Location Highlights

- + Features major shopping precincts including Canberra Centre, City Walk, and specialty stores
- + Offers a vibrant dining and entertainment scene with cafes, restaurants, bars, and nightlife
- + Excellent transport links with light rail, buses, and major road connections

FOR SALE
\$1,980,000 + GST

FOR LEASE
\$130,000PA + GST & OUTGOINGS

Steve Burke
0428 434 464

sburke@yieldcommercial.com.au

yieldcommercial.com.au



UNITS PLAN No. 3188

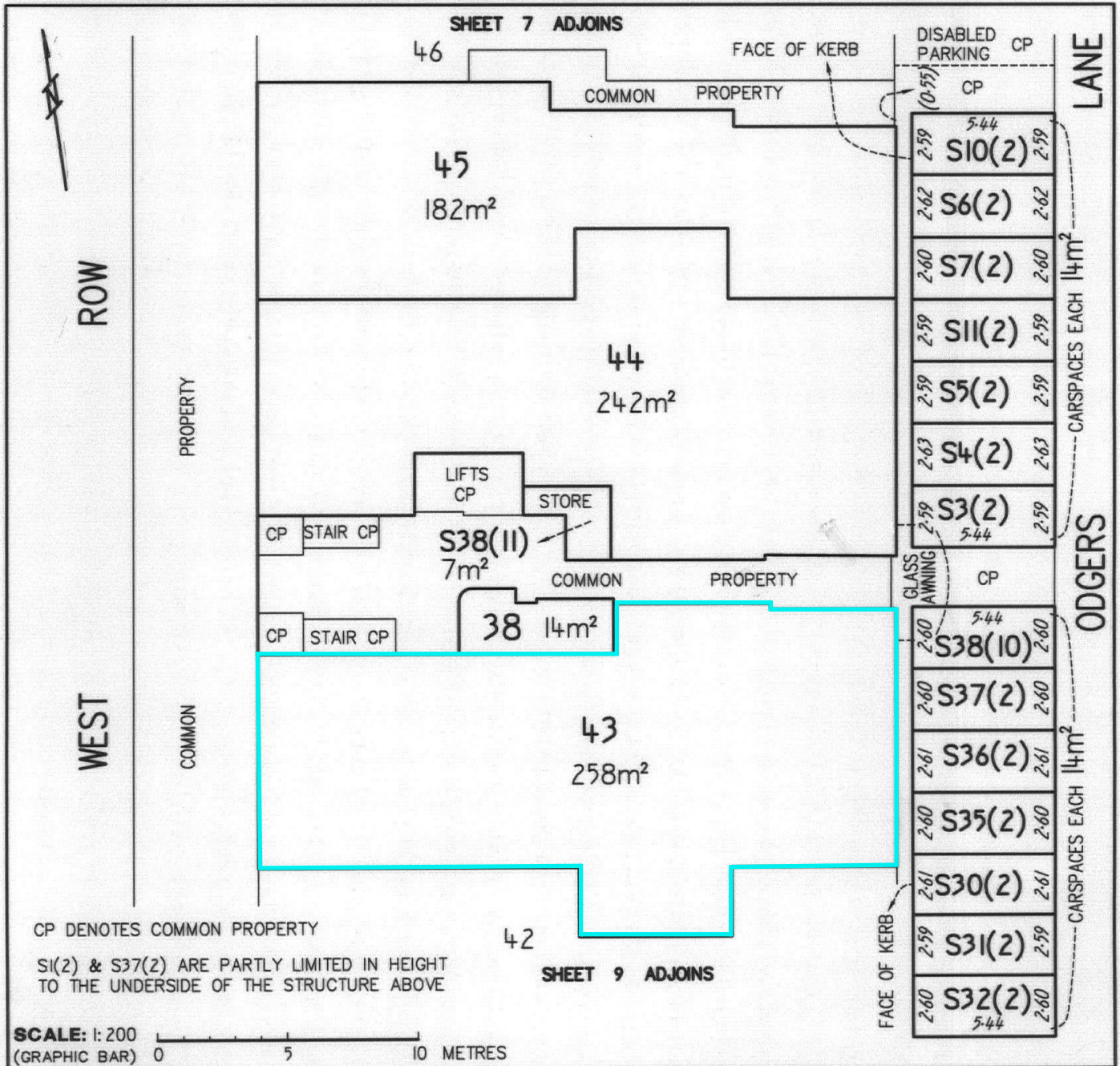
1. LAND

DISTRICT/DIVISION	SECTION	BLOCK
CITY	98	35-37 & 39-41 1-4

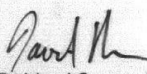
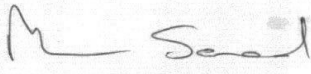
2. ☐ SITE PLAN ☒ FLOOR PLAN (tick appropriate box)

3. IF FLOOR PLAN, STATE FLOOR NUMBER GROUND

4. CLASS OF UNITS (A or B) A & UNIT SUBSIDIARIES



5. EXECUTION

 Applicant The Owners - Units Plan No. 3188	 1/9/10 Common Seal	 19-8-2010 Registered Surveyor (please sign for site plan only)	 Monica Saad Delegate of the Minister
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