

# KELLY & SHIEL

Licensed Estate Agents, Auctioneers & Property Managers EST. 1859



## 47-49 Elgin Street CARLTON VIC

Exceptional opportunity to develop this prominent building. S.T.C.A Comprises 2 storey solid brick building with concrete floor to ground and first floor. Separate W.C facilities to each floor.

Note Location: Close to Melbourne University, Lygon Street Retail Precinct, Carlton Gardens, Melbourne Museum and the Royal Exhibition Building.

Building Net Lettable Area 258m

Land 9.4m X 17.3m 161m total

Note. Lane at rear accessed from Canning Street

Terms: 10% deposit Balance 30/60 days

Subject to Short Term Lease expiring 31/05/2013. No Options

**Building Size** : 161 sqm

**Land Size** : 258 sqm

**View** : <https://www.kellyshiel.com.au/sale/vic/inner-city/carlton/commercial/industrial/7507610>

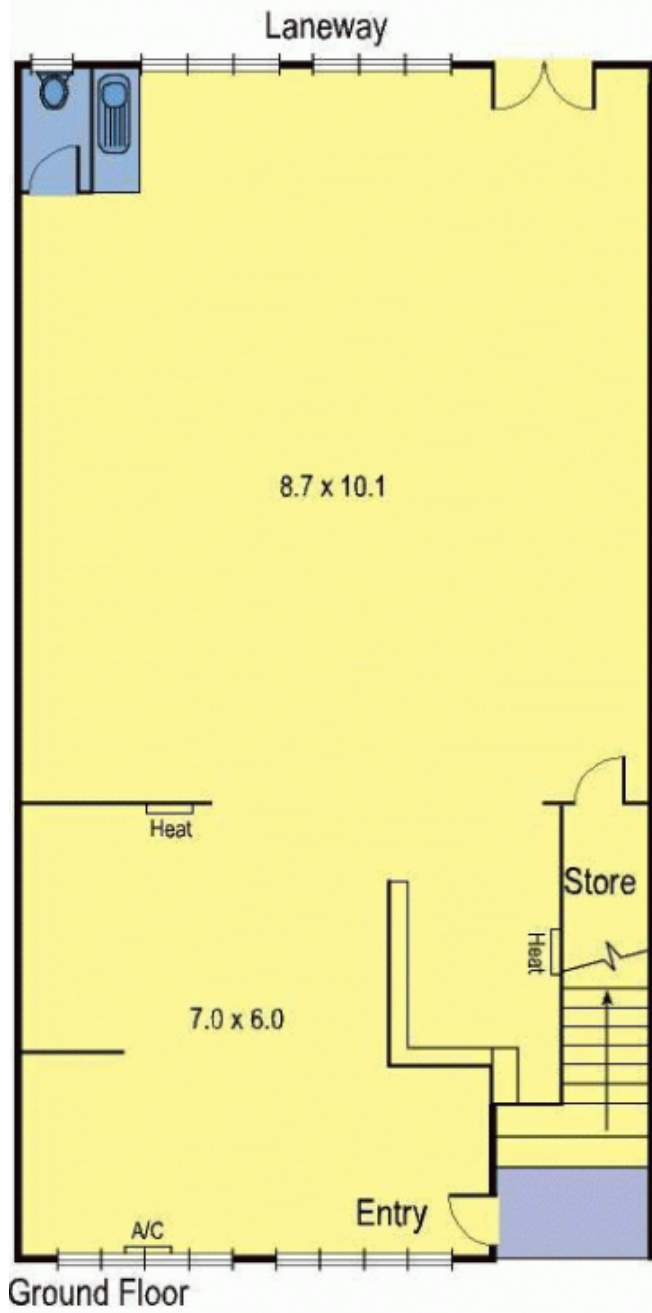


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# 47-49 Elgin Street, Carlton



Laneway Access  
from Canning Street



ELGIN STREET

