



For Lease

# 53 Royal Parade, Parkville VIC





## University & Medical Precinct Opportunity - INCENTIVES AVAILABLE

Make your mark on this magnificent period shop with large rear room! Preliminary works have been undertaken exposing a beautiful high ceiling; base-build services are provided and the property is ready for fitout. Could suit a range of uses (STCA)  
Next to the Parkville Post Office for great passing foot traffic exposure

- > Opposite Melbourne University, Princes Park and close to major hospitals
- > Front ground floor shop
- > Large open plan room at the rear
- > 3-PHASE POWER 50AMPS per phase
- > Brand new windows installed in the rear of the property
- > Toilet and storage room
- > Stunning exposed brick and bluestone
- > Rear pedestrian access
- > Available NOW
- > INTERNAL AREA 100m2 (approx.)

<b>Contract type</b>	Lease
<b>Property Type</b>	Medical/Consulting, Commercial
<b>Price</b>	CONTACT AGENT
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