



For Sale

PREMIUM COMMERCIAL INVESTMENT | OVER 7%

A Rare Opportunity to Secure a High-Yielding Commercial Asset in One of Melbourne's Most Prestigious Locations. Positioned in the heart of South Yarra, this exceptional A-grade commercial property presents a compelling investment opportunity, combining an attractive return of over 7% per annum with a secure 5-year lease and a premium inner-city address.

Occupying a prominent corner position, this impressive commercial asset offers approximately 494sqm of sophisticated office accommodation, thoughtfully designed to meet the needs of modern businesses while delivering an outstanding professional environment. The property showcases a luxurious independent ground-floor entrance, soaring 5-metre ceilings, expansive high-

PRICE

Contact Agent | \$3,200,000 - \$3,500,000

ADDRESS

101/70 River Street, South Yarra, VIC 3141

AGENTS

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Every precaution has been taken to establish accuracy of the information but does not constitute any representation by the vendor or real estate agent. You should make your own enquiries as to its accuracy.

