

W.B. Simpson & Son

SINCE 1872

AUCTION

Thursday 12 November, 2026 at 1:00pm



THREE STREET FRONTAGES, ONE OUTSTANDING

37-39 Baillie Street, North Melbourne

Positioned on a corner allotment with the rare advantage of three street frontages, this single-level brick warehouse presents an exceptional opportunity to secure a truly unique city-fringe asset. Zoned Mixed Use, the property offers outstanding flexibility and significant future upside, with scope for residential conversion, subdivision, or redevelopment (STCA), capitalising on the generous 10.5m height limit.



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