



## 15-21 Dudley St, West Melbourne

### PROMINENT WEST MELBOURNE RETAIL, SHOWROOM & OFFICE PREMISES

NSL Property Group is pleased to present 15-21 Dudley Street West Melbourne VIC 3003 For Sale via Expression of Interest Closing on 25th April 2024 at 3 pm (unless sold prior).

This functional retail, showroom and office premises feature a total 336 sqm building area with 4 secure car parking spaces.

It is positioned in an established and exclusive residential and commercial precinct walking distance from the CBD.

The property is surrounded by excellent amenities including Flagstaff Gardens, Queen Victoria Market, Flagstaff Train Station, Southern Cross Station, and Marvel Stadium.

It also boasts easy access to West Gate Fwy (M1) and Citylink (M2) only moments away.

Key Features include:

- Total Building Area: 336 Sqm\*
- Ground Floor Retail, Showroom or Office with Unlimited Potential
- 4 Secure Car Spaces
- Over 20 Metre Frontage To Dudley Street
- Flexible Internal Layout With Multiple Entrances
- Suitable For a Variety of Uses With Easy Access To Public Transport
- Abundant Natural Light

For further information on this property or your West Melbourne commercial estate needs, contact NSL Property Group:

4 336 m2

Price	Contact Agent
Property Type	Commercial
Property ID	212
Land Area	336 m2
Office Area	336 m2

### AGENT DETAILS

Guy Naselli - 0413 750 744

### OFFICE DETAILS

NSL Property Group  
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