

WATERFRONT WAREHOUSE & OFFICE BUILDING THAT TICKS ALL THE BOXES

# 106 Maribyrnong Street

FOOTSCRAY



- ✓ Three level warehouse & office building
- ✓ Fully self-contained on every level
- ✓ Prime city fringe location

Stunning Panoramic river and city views



**FOR SALE** VIA PUBLIC ON-SITE AUCTION  
THURSDAY 3RD AUGUST AT 12:30PM

**CBRE** | A DECADE  
CITY SALES | OF PARTNERSHIP

# 106 Maribyrnong Street

FOOTSCRAY



Three (3) level near new converted warehouse office building with a total building area of 540sqm\* and 230sqm\* of entertainment area



High level of natural light to all levels with panoramic water and city views



Extremely flexible floorplan, fully fitted warehouse office plus two (2) car spaces and roller door access - ideal for all business types



Extensive building amenity including kitchen and kitchenette, two (2) bathrooms with shower facilities and multiple outdoor areas including a rooftop deck



Located moments from the Melbourne CBD within walking distance to Footscray's best cafes & eateries, Maribyrnong River and Footscray & Seddon transport networks



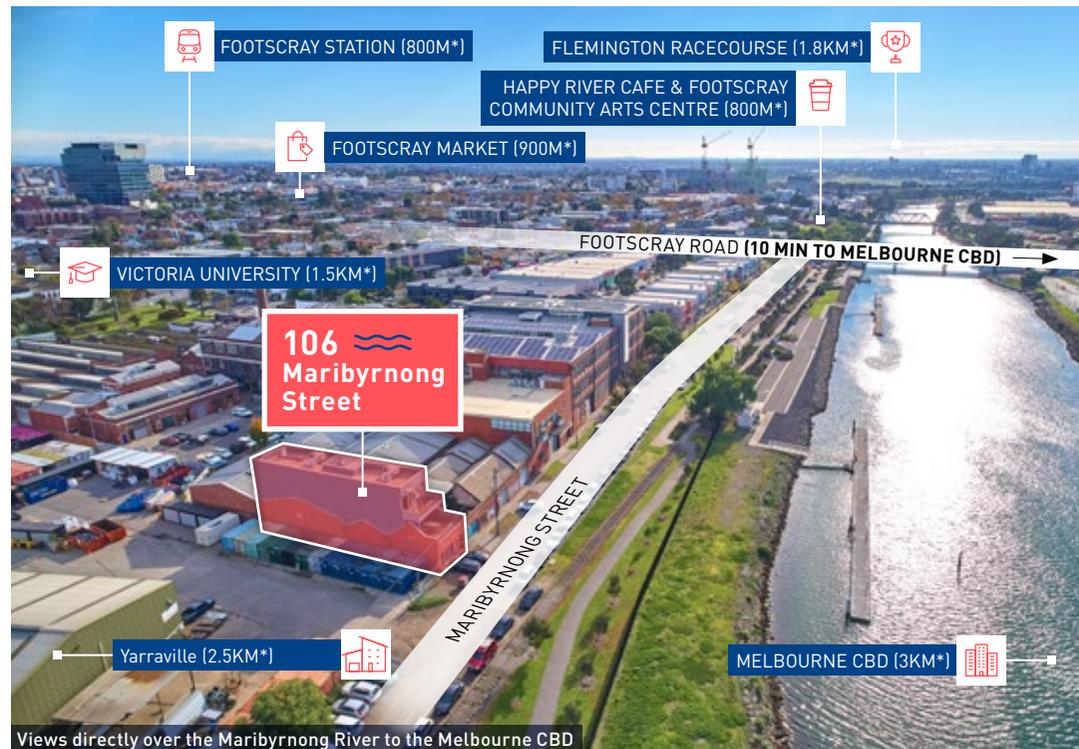
Surrounded by multiple transportation networks including the Citylink network providing unparalleled access to the Melbourne CBD and Greater Melbourne



Spacious floor plate providing ultimate flexibility



Modern & stylish interior fitout



Views directly over the Maribyrnong River to the Melbourne CBD



Surrounded by Footscray's popular cafe's



Footscray Station providing direct access to the Melbourne CBD (800m\*)

**FOR MORE INFORMATION, PLEASE CONTACT THE EXCLUSIVE SALES AND MARKETING AGENTS:**

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\* Approximately. The information in this document is general in nature and is a guide only. It does not take into account your individual circumstances. Before selling you should check the accuracy of the information and seek your own independent financial and legal advice. The information must not be relied up to make any investment decisions. The principal and its agent will not be liable for your failure to verify the information or seek appropriate advice.