



## 203 Smith Street FITZROY VIC

Fantastic opportunity to secure this impressive double storey shop & dwelling.

Favourably positioned in one of Melbourne's most sought-after retail strips.

Vibrant "Smith Street" showcases some of the best galleries, cafes, bars, restaurants and boutique fashion retailers

? Land Size 115sqm\*

? Building 230sqm\*

? Zoning Commercial 1

? Current Income of \$65,000pa\*

? Remarkable Investment prospects

? Vibrant location, close to some of Melbourne's favourite restaurants, cafes, bars and galleries

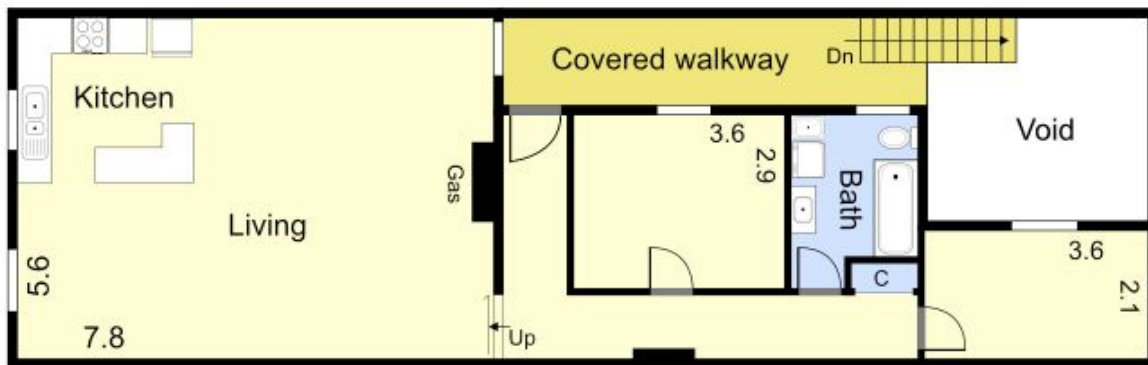
? Make your mark, in this premier location

Securely Leased at \$65,000pa\* +GST until 10th

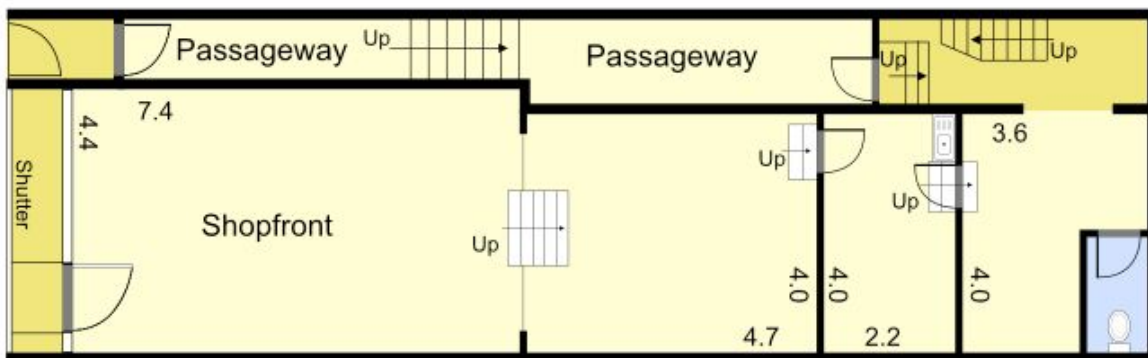
**Price** : Contact the agent  
**Building Size** : 230 sqm  
**Land Size** : 115 sqm  
**View** : <https://www.petermarkovic.com.au/sale/vic/inner-city/fitzroy/commercial/retail/8044861>



**Antonio Lorusso**  
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First Floor



Ground Floor

