

**50-52 Mills Street, Albert Park, Vic 3206**



**House For Sale**

Thursday, 14 March 2024

50-52 Mills Street, Albert Park, Vic 3206

**Bedrooms: 5**

**Bathrooms: 2**

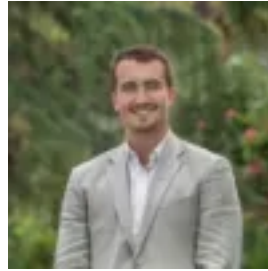
**Parkings: 1**

**Area: 177 m2**

**Type: House**



Warwick Gardiner  
0386445500



Mack Burgoine  
0386445500

## **Expressions of Interest Closes Tues 23rd April 5pm**

Situated between the bay and Albert Park Lake with tram accessibility on the doorstep, a light-filled corner position and a dual frontage to Carter Street, this appealing period-style property offers limitless potential and opportunity. Ideal as consulting rooms, a thriving investment, office space or future commercial Zone 1 /residential multi-level project (STCA), this property offers an extraordinary array of options in a high-growth, sought-after parkside pocket. Currently tenanted at \$58,384 + GST and all outgoings (minus land tax), on a rolling three-year lease term (expiring Sept 2024), it is perfect for investors or a small business to gain momentum in a prime location, with multiple consultation rooms, a waiting area, two powder rooms, a central bathroom and a kitchen to the rear. Zoned for Middle Park Primary School and Albert Park College, it also presents an enticing chance for owner occupiers to embrace the vibrancy of the surrounding area, with scope for flexibility or possible transformation (STCA). With the convenience of the number 12 tram route out front and a coveted northwest rear aspect with off-street secure parking, this corner prize offers genuine flexibility and a unique opportunity, steps away from the light rail and MSAC, a short stroll to Albert Park Lake and the beach, and moments from Albert Park Village. Land size: 178sqm approx.