

# ROSIN SMYTH



## 162 Elgin Street Carlton VIC

Rosin Smyth & Partners is pleased to offer this prominent corner commercial property located at 162 Elgin Street, Carlton. This two-level building boasts an area of 230 m<sup>2</sup>\* and sits on a prime 125 m<sup>2</sup>\* land parcel with rear lane access. Offering exceptional exposure to both Elgin and Drummond Streets and benefiting from Commercial 1 Zoning, this property represents a significant investment opportunity.

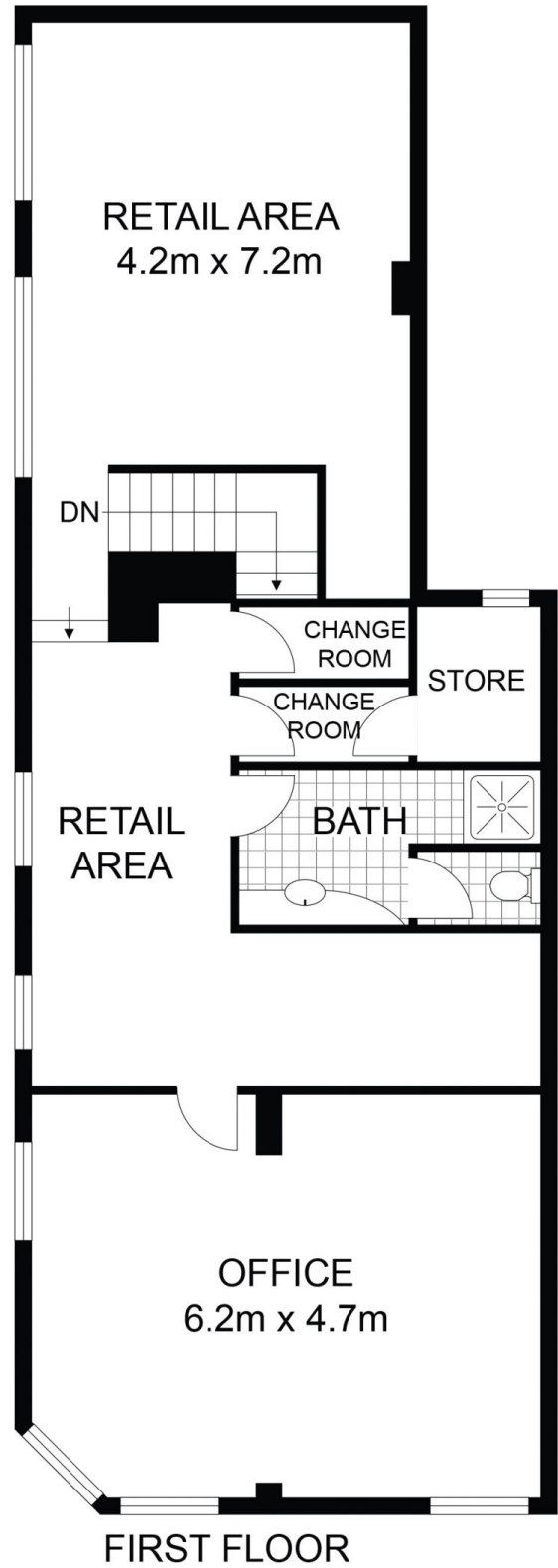
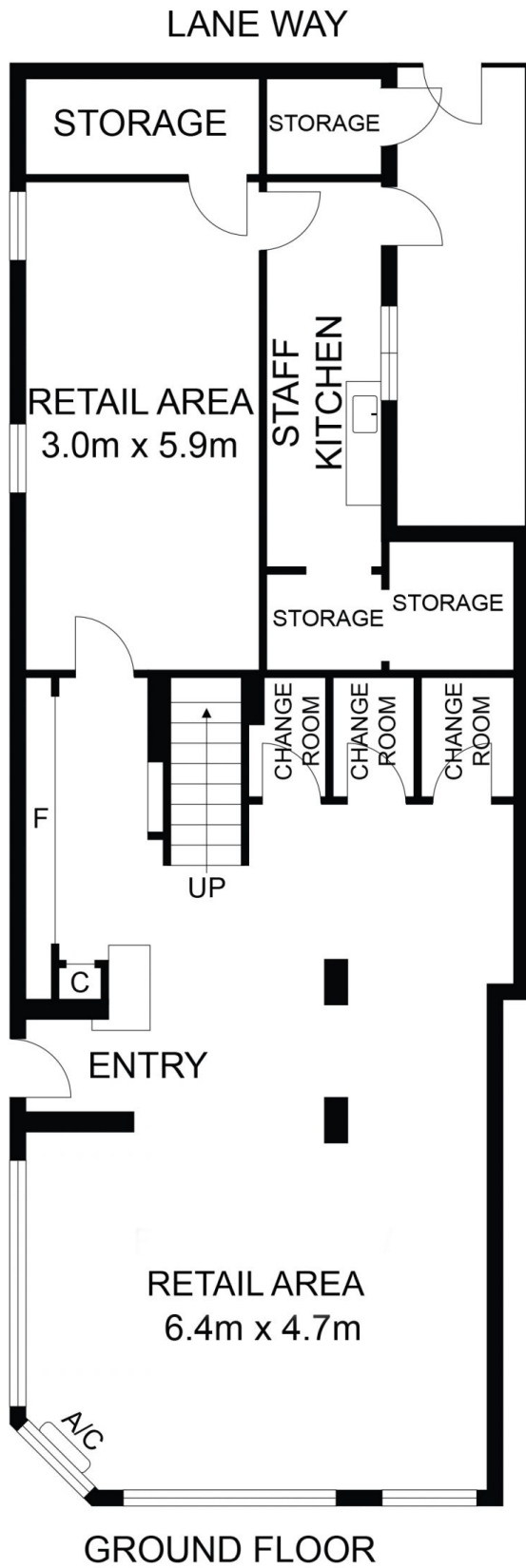
### Key Property Features:

- Building Area: Approximately 230 m<sup>2</sup> across two levels
- Land Area: Approximately 125 m<sup>2</sup> on a prime corner lot
- Location: High-profile corner with exceptional street exposure
- Zoning: Commercial 1, allowing for versatile business opportunities

**Price** : \$1,900,000  
**Building Size** : 230 sqm  
**Land Size** : 125 sqm  
**View** : <https://www.rosinsmyth.com.au/7988904>



**Martin Smyth**  
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162 Elgin Street, Carlton

DISCLAIMER : ALL DIMENSIONS ARE AN APPROXIMATION ONLY AND NO GUARANTEE IS GIVEN WITH RESPECT TO ACCURACY.