



### 1/104 Langridge Street COLLINGWOOD VIC

Fantastic opportunity to secure this bespoke industrial style Warehouse Loft.

Positioned on the top level (1 of only 3), the property showcases a wonderful showroom, 2 office/consulting rooms and a mezzanine/3rd office.

Designer kitchen with granite benchtop, stainless steel appliances, dishwasher and generous bathroom with double shower and laundry.

Combine security entrance, split system heating/cooling and lock up garage, complete the picture for this ideal commercial space.

Location is outstanding, right in the heart of Collingwood's vibrant wholesale fashion district and the amazing culinary delights of the local neighbourhood.

Perfect for a retail business, office, showroom, medical or consulting (STCA).

**Price** : \$918,000  
**Building Size** : 96 sqm  
**Land Size** : 96 sqm  
**View** : <https://www.petermarkovic.com.au/sale/vic/inner-city/collingwood/commercial/offices/7728614>



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Secure  
Car Space  
(Not in  
position)

