



**14-16 Derby Street COLLINGWOOD VIC**

Marvellous location, 100 meters from Smith & Gertrude, Trams, Galleries, Fashion, Eateries, Bars Restaurants, super cool. 50 years A&A use.

This handsome double fronted period style building, has a rich past and an even more compelling future.

Spanning over two levels and showcasing frontages on both Derby and Langridge Streets, the building is zoned for Mixed Use and gives you the flexibility of commercial, residence or a mixture of both. Existing long term planning approval for Office, Industry and Dwelling in place. Further use options (STCA).

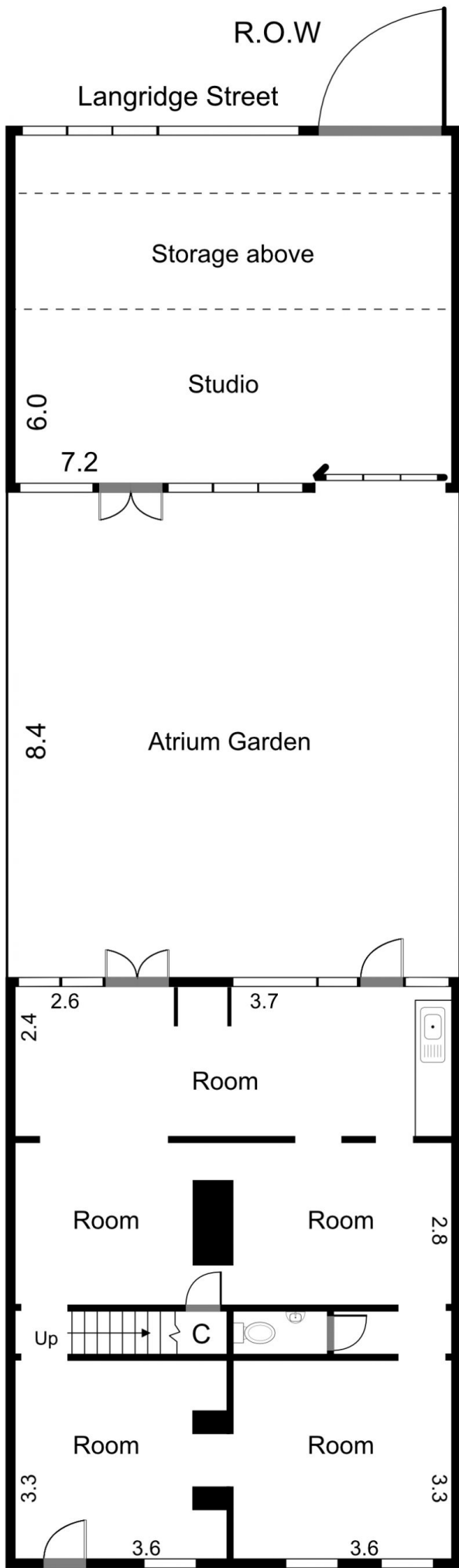
The size and scope here is unparalleled, presenting a multitude of outstanding options including a luxury renovation, conversion, gallery, office, consulting, showroom, independent studio or a truly spectacular residence.

A generous internal courtyard/garden oasis provides a

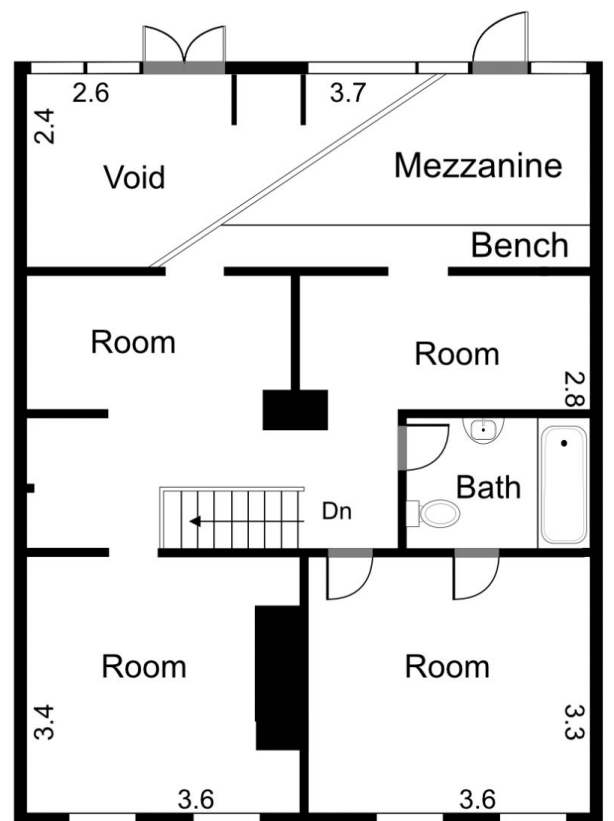
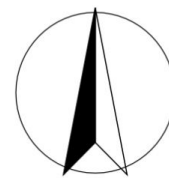
**Price** : \$ 2,150,000  
**Building Size** : 191 sqm  
**Land Size** : 190 sqm  
**View** : <https://www.petermarkovic.com.au/sale/vic/inner-city/collingwood/commercial/industrial/7799214>



**Paul Markovic**  
0411866464



Ground Floor



First Floor