
















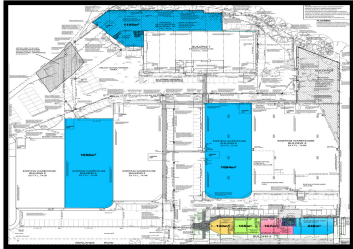





Property	Premises	Type	Area sqm	Outgoings	Comments & Availability	Contact Details
<b>VICTORIA</b>						
<p><b>1/661 Waterdale Road, Heidelberg West</b></p> 	Adjoining Warehouse	Warehouse	1,162	Net	<ul style="list-style-type: none"> <li>Available October 2025</li> <li>On site Car Park</li> <li>Contact us for Access</li> </ul> 	<p>Andrew Crellin 0407 342 965 </p> <p>Ursula Yako 0413 561 724 </p> <p>Shane Brown 0437 854 158 </p>
<p><b>2/661 Waterdale Road, Heidelberg West</b></p> 	Adjoining Warehouse	Warehouse	983	Net	<ul style="list-style-type: none"> <li>Available January 2025</li> <li>On site Car Park</li> <li>Contact us for Access</li> </ul> 	<p>Andrew Crellin 0407 342 965 </p> <p>Ursula Yako 0413 561 724 </p> <p>Shane Brown 0437 854 158 </p>
<p><b>667-679 Nicholson Street, North Carlton</b></p> 	<p>Unit 1A</p> <p>Unit 1B</p>	<p>Retail / Showroom</p> <p>Retail / Showroom</p>	<p>598</p> <p>594</p>	<p>Gross</p> <p>Gross</p>	<ul style="list-style-type: none"> <li>Vacant Possession</li> <li>Can be leased as 1 Premise</li> <li>Direct Public Transport (Tram Route 96)</li> <li>On site Car Park</li> <li>Front &amp; Rear Delivery Access</li> <li>Incentive Available</li> </ul> 	<p>Andrew Crellin 0407 342 965 </p> <p>Ursula Yako 0413 561 724 </p> <p>Shane Brown 0437 854 158 </p>

Property	Premises	Type	Area sqm	Outgoings	Comments & Availability	Contact Details
<p><b>3B Newlands Road, Reservoir</b></p>  	<p>Building 9</p>	<p>Retail/F&amp;B/Showroom</p>	<p>130 to 701</p>	<p>Net</p>	<p><b>** New opportunities - under construction **</b></p> <ul style="list-style-type: none"> <li>● Site Upgrade on Roadways and existing Buildings</li> <li>● 3 x F&amp;B Tenancies (approx. 130sqm/143sqm/118sqm)</li> <li>● 1 x Convenience Store / Retail Showroom (approx. 329sqm)</li> </ul> 	<p>Andrew Crellin 0407 342 965 </p> <p>Ursula Yako 0413 561 724 </p> <p>Shane Brown 0437 854 158 </p>

Leasing fees are available to all introducing Agents - Contact Liuzzi Property Group for fee structures.

