

# J A S



## 34 Moreland Street Footscray VIC

A blank canvas awaits and is ready for your own fit out to suit. In proximity of the trendy and vibing café/bar precinct of Footscray and short stroll to the Maribyrnong river walkway. A 5-minute walk to central Footscray Market Place, Train Station and Extensive Tram Network.

**Price** : Contact Agent  
**Building Size** : 370 sqm  
**Land Size** : 370 sqm  
**View** : <https://www.jasstephens.com.au/7853118>

### Property In Summary and Ideas (stca):

- Corner Building with 2 street frontage area 370m2 approx.
- Short 5min walk to Footscray Station, Restaurants and Markets
- 4km to Melbourne CBD
- Maribyrnong river almost on your doorstep
- Two street frontages with plenty of long term on-street parking
- Excellent signage potential
- Lofty ceilings and ample natural light



**Chris Worthy**  
0456809247

