

For Sale

166 Hoddle Street ABBOTSFORD

Description	Lessee	Lease Expiry	Option	Rental income \$/pa	Rent Review
-------------	--------	--------------	--------	---------------------	-------------

Location

Description

Allard Shelton is proud to offer for sale 166 Hoddle Street, Abbotsford.

A rare opportunity to secure a high-exposure, versatile commercial property in the heart of Abbotsford. Ideally positioned on bustling Hoddle Street, this substantial two-level office building offers flexible usage options and strong holding income.

Key Features:

- Land Area: 244 sqm*
- Building Area: 465 sqm* over two levels
- Current Annual Income: \$101,295 as at 15 May 2026
- Zoning: Commercial 2 Zone
- Car Parking: 6 secure undercover spaces
- Rear Laneway Access for added convenience

Ground Floor Features:

- Two boardrooms
- Ample storage space
- Highly visible frontage ideal for retail showroom conversion

First Floor Features:

- Spacious open-plan layout with workstations
- Modern kitchen and toilet amenities, perfect for a collaborative office environment

Situated on one of Melbourne's most prominent arterial roads, 166 Hoddle Street offers excellent exposure and accessibility. Just minutes from the CBD, this sought-after location is surrounded by lifestyle amenities, cafes, public transport options, and major road links including the Eastern Freeway and Punt Road.



Level 3, 267 Collins Street, Melbourne VIC 3000

www.allardshelton.com.au

For Sale



166 Hoddle Street ABBOTSFORD

Do not miss this exceptional opportunity to secure an investment in one of Melbourne's most dynamic industrial precincts.

Outgoings: Payable by the Lessee
Land Area: 244 sqm
Zoning:
Parking Comments:
Sale Terms:

For more information please contact

Joseph Walton

0417 309 347

joewalton@allardshelton.com.au

Tony Nguyen

0468 891 511

tonynguyen@allardshelton.com.au

Level 3, 267 Collins Street, Melbourne VIC 3000

www.allardshelton.com.au



All information contained within this document is believed to be correct, although no warranty is given and all parties should make their own enquiries. All building/land areas are approximates only and all prices indicated are excluding GST.