



"PHILLIPS ARCADE" - A STRATEGIC VALUE ADD FREEHOLD INVESTMENT

Description

- STRATEGIC VALUE ADD FREEHOLD
- SUBSTANTIAL SITE OF 1887 SQM*
- RE-DEVELOPMENT APPROVED

* Currently returning \$320,000 pa* with early termination and re-development clauses

* Enormous potential for cash flow uplift with estimated fully let income of \$500,000 pa*

* Substantial 1,887sqm* land holding with rear access and 23* on-site car parks.

* One of the last remaining super sites on Puckle Street with dual access

* An established and iconic retail arcade with a massive 30 metre* frontage

* Building consists of 15 tenancies comprising 14 retail shops and large first floor office space.

* Strong performing 7 day trading retail and commercial precinct

* Highly sought after location just 6km* from the Melbourne CBD

* Property offers a unique and exciting opportunity to acquire a freehold building with significant development potential.

* Located in a vibrant Activity Centre Zone (ACZ) allowing for multiple re-development strategies (STCA).

* Property to be sold with the added benefit of an approved planning permit for a 10 storey mixed use building comprising 84 apartments, 9 retail shops and office

*Approx

Area m²: 1,388.00

Land Area m²: 1,887.00

Asking Price: Contact Agent

Parking:

Sale Method: Auction
Friday, 14 December 2018
12:30 PM

Contact: **Michael Ryan**
0433 180 199
michaelryan@allardshelton.com.au

Joseph Walton
0417 309 347
joewalton@allardshelton.com.au

Allard Shelton
Michael Ryan 0433 180 199

31-43 Puckle Street, MOONEE PONDS

FOR SALE

Joseph Walton 0417 309 347

In Conjunction with Melbourne Acquisitions

Dominic Gibson 0409 366 941

James Latos 0437 537 957

FOR AN IMMEDIATE INSPECTION CALL US TODAY!