



SCOOP UP THIS PRIME WATERFRONT INVESTMENT

Description

- SUBSTANTIAL CORNER FREEHOLD
- RENOWNED WATERFRONT LOCATION
- DERISKED INVESTMENT, 6 SEPARATE LEASES

* Land Area: 245 sqm* with 7.16 metres* frontage to Nelson Place plus 40 metres* to laneway

* Substantial two (2) level building consisting of ground floor shop & five (5) individual office suites with exclusive entrance plus large blue stone basement

* Current combined rent \$125,000 pa* + GST + outgoings offering genuine upside

* New lease to long standing ground floor ice-cream shop tenant

* Derisked investment with six (6) individual tenants

* Unrivaled waterfront retail precinct and tourist Mecca

* Future long development upside to capture premium waterfront location & best views of Melbourne CBD

Expression of Interest closing Thursday 4 April at 2pm

FOR AN IMMEDIATE INSPECTION CALL US TODAY!

*approx

Area m²: 285.00
Land Area m²: 245.00
Asking Price: Contact Agent
Parking:
Sale Method: For Sale

Contact: **James Gregson**
 0421 516 480
 jamesgregson@allardshelton.com.au

Michael Ryan
 0433 180 199
 michaelryan@allardshelton.com.au

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