



LANDMARK OPPORTUNITY WITH ENORMOUS UPSIDE IN ICONIC ST KILDA

Description

- TO BE SOLD SEPARATELY OR IN ONE LINE
- THREE OUTSTANDING FREEHOLDS WITH UPSIDE
- OPPOSITE ST KILDA'S ICONIC FORESHORE

Expressions of Interest currently under review.

* Substantial site comprising 5 retail shops and 14 apartments

* Three outstanding freeholds (separate titles) with a combined land area of 1,335sqm*

* Combined income of \$659,400 pa (plus GST) with a potential income of \$774,400 pa (plus GST)*

* Huge 30 metre* combined frontage to popular Fitzroy Street plus rear laneway frontage

* Fantastic investment opportunity with huge upside

* Located opposite St Kilda's iconic foreshore and within one of Melbourne's most popular bayside suburbs

* To be sold individually or in one line

7 FITZROY STREET

* Land area: 120sqm*

* Building area: 180sqm*

* Fitzroy Street frontage: 4.8m*

* Current Income: \$26,000 pa* (plus GST)

* Potential Income: \$101,000 pa* (plus GST)

9 FITZROY STREET

* Land area: 368sqm*

Area m²: 1,873.00

Land Area m²: 1,335.00

Asking Price: Contact Agent

Parking: onsite parking at rear

Sale Method: Expression of Interest
Wednesday, 31 March 2021
2:00 PM

Contact: **Joseph Walton**
0417 309 347
joewalton@allardshelton.com.au

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

- * Building area: 600sqm*
- * Fitzroy Street frontage: 6.68m*
- * Current Income: \$184,820 pa* (plus GST)

11-15 FITZROY STREET

- * Land area: 847sqm*
- * Building area: 1,093sqm*
- * Fitzroy Street frontage: 18.3m*
- * Current Income: \$448,580 pa* (plus GST)
- * Potential Income: \$488,580 pa* (plus GST)
- * Permit for strata sub-division

CALL TODAY FOR AN IMMEDIATE INSPECTION

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