



## SIGNIFICANT CITY FRINGE OPPORTUNITY - TWO ADJOINING SITES OFFERED AS ONE

### Description

- TWO FANTASTIC SITES BEING OFFERED AS ONE
- HUGE DEVELOPMENT & UPSIDE POTENTIAL
- PRIME CBD FRINGE LOCATION

- Two fantastic opportunities being offered as one
- Combined land area of 2,340.8sqm\*
- Huge frontages to Rosslyn Street (37.4m\*) and Stanley Street (30m\*)
- Huge future development and upside opportunities (STCA)
- Prime CBD fringe location close to main arterials and public transport
- Strategic site in growth precinct
- Located directly opposite \$395m West End complex

#### 178-182 Rosslyn Street

- Land area: 607.2 sqm\*
- Frontage to Rosslyn Street and McKendrick Lane
- Offered with vacant possession
- Opportunity to owner-occupy

#### 103-113 Stanley Street

- Land area: 1,733.6 sqm\*
- Frontage to Stanley Street and Rosslyn Street
- Current Rental \$312,896.81 pa + GST plus outgoings (leased to ASX listed company)
- Four year lease expiring 31 May 2022 with options

**Area m<sup>2</sup>:** 2,650.00

**Land Area m<sup>2</sup>:** 2,341.00

**Asking Price:** Contact Agent

**Parking:** Onsite parking

**Sale Method:** Expression of Interest  
Friday, 14 May 2021  
2:00 PM

**Contact:** **Joseph Walton**  
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178-182 Rosslyn St & 103-113 Stanley St, WEST  
MELBOURNE

FOR SALE

For Sale by Expressions of Interest closing Friday 14 May 2021 at 2pm

CALL TODAY FOR AN IMMEDIATE INSPECTION!

\*Approx