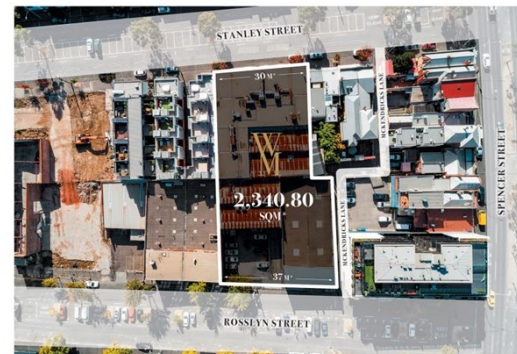


178-182 Rosslyn St & 103-113 Stanley St, WEST MELBOURNE

FOR SALE



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 m²: 2,650.00

Land Area m²: 2,341.00

Asking Price: Contact Agent

Parking: Onsite parking

Sale Method: Private Treaty

Contact: **Joseph Walton**
0417 309 347
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0433 180 199
michaelryan@allardshelton.com.au

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MELBOURNE

FOR SALE

CALL TODAY FOR AN IMMEDIATE INSPECTION!

*Approx