



## ESSENTIAL INVESTMENT OPPORTUNITY IN GROWTH LOCATION

### Description

- PRIME RETAIL INVESTMENT
- STRONG INCOME \$71,463.12 p.a.
- SECURE ESSENTIAL SERVICE TENANT

Allard Shelton are pleased to offer for sale this prime retail investment opportunity, securely leased to an essential service tenant and located in a growth location on Melbourne CBD's doorstep.

Key attributes include:

- Building Area: 93sqm\*
- Current Rental: \$71,463.12 per annum\* (plus GST)
- 5 year lease commencing May 2019
- 2 further terms of 5 years each
- Fantastic essential service tenant with established business
- Huge growth location undergoing continual development and located on the door of the Melbourne CBD
- Surrounded by numerous cafes and eateries
- Located in the popular Victoria Harbour precinct, which is home to a number of head offices and international tenants, including National Australia Bank Ltd, Ericson Australia, Myer and QBE Insurance, to name a few

For further details or to arrange an inspection please contact your exclusive selling agents at Allard Shelton today.

\*Approx

**Area m<sup>2</sup>:** 93.00

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

**Asking Price:** Contact Agent

**Parking:**

**Sale Method:** For Sale  
Thursday, 17 March 2022  
12:30 PM

**Contact:** **Christian Hatzis**  
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