

• FOR SALE •

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ERROL STREET

North Melbourne



Prime Retail with
Upside only 1km* to CBD



Offered with vacant
possession



Land area of 161sqm*
with rear lane access



2 level retail and 2
bedroom dwelling



 **AUCTION** FRIDAY 16TH SEPTEMBER 2016
AT 12.30PM, ON-SITE

CBRE MELBOURNE
STRIP RETAIL
INVESTMENTS



39

ERROL STREET

North Melbourne



Suitable for investors or owner occupiers with future potential to develop (STCA)



Zoned Commercial 1 with rear lane access



Currently set up as a coin laundry/dry cleaning service



Located in one of Melbourne's hottest retail and residential precincts, within 1km* of the Melbourne CBD



Trams on Errol Street and only a short walk to North Melbourne Train Station (1km*)



Strategically positioned within a tightly-held retail strip home to some of Melbourne's best restaurants and cafes



Exposure to a large volume of passing vehicular and pedestrian traffic along Errol Street



Faultless location within a stroll of Melbourne University, RMIT University, Queen Victoria Market, Flagstaff Gardens and Melbourne's hospital district including the Royal Children's Hospital, Royal Melbourne Hospital and the New Victorian Comprehensive Cancer Centre

FOR SALE VIA PUBLIC ON-SITE AUCTION

FRIDAY 16TH SEPTEMBER 2016 AT 12.30PM, ON-SITE

WELL ESTABLISHED LAUNDROMAT OF 50+ YEARS

WELL SERVICED BY TRAMS ON ERROL STREET

SET AMONGST NATIONAL RETAILERS

FOR MORE INFORMATION PLEASE CONTACT THE EXCLUSIVE SALES AND MARKETING AGENTS:

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*Approximately. The information in this document is general in nature and is a guide only. It does not take into account your individual circumstances. Before acting you should check the accuracy of the information and seek your own independent financial and legal advice. The information must not be relied upon to make any investment decisions. The principal and its agent will not be liable for your failure to verify the information or seek appropriate advice.