

NO FURTHER  
OPTIONS AFTER 2019!

FOR SALE

157-163

OCEAN BEACH ROAD

# Sorrento

(CORNER MELBOURNE ROAD)



**THE GATEWAY INTO SORRENTO**  
CLAIM YOUR PIECE OF SEASIDE ACTION!

 STRONG HOLDING INCOME FROM TWO (2) FREESTANDING BUILDINGS OF \$105,105\*PA

 OVER 200\* FREE COUNCIL CAR PARKS SERVICING THE AREA

 POTENTIAL TO CREATE AN ICONIC MIXED-USE DEVELOPMENT

**CBRE** MELBOURNE STRIP RETAIL INVESTMENTS

FOR SALE VIA PUBLIC ON-SITE AUCTION  
AT 12.30PM 11<sup>TH</sup> MARCH 2017

**JellisCraig**

# OCEAN BEACH ROAD'S NEXT BEST RETAIL INVESTMENT / DEVELOPMENT OPPORTUNITY

MELBOURNE CBD - 75 MINUTE DRIVE\*

SEAROAD FERRY TERMINAL (DEPARTS HOURLY) - 700M\*

SORRENTO BEACH



HIGHLY TRAFFICKED RETAILERS



LOCATED ON SORRENTO'S MAJOR RETAIL STRIP



850M\* WALK TO SORRENTO FORESHORE

FOR SALE VIA PUBLIC ON-SITE AUCTION SATURDAY 11TH MARCH 2017 AT 12.30PM



Irreplaceable Commercial Zone 1 landholding of 554sqm\* on major corner



Conveniently serviced by over 200\* car spaces



Strong holding income from two (2) freestanding retail buildings - \$105,105 pa\* with no further options after 2019



Potential to create an iconic mixed-use development (STCA) with stunning views over Pioneer Memorial Gardens

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

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**Jellis Craig**

\*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.