

STRATEGIC BRIGHTON FREEHOLD

— 136-138 —
MARTIN STREET
BRIGHTON

FREESTANDING
+
FLEXIBLE
+
DIVERSE
+
RARE

IN THE ♥ OF
BRIGHTON'S EMERGING
RETAIL STRIP




RESIDENTIAL


RETAIL


OFFICE

FORTHCOMING AUCTION

CBRE MELBOURNE
STRIP RETAIL
INVESTMENTS

- High quality three (3) level freestanding building with strong depreciation tax benefits
- Strategically located in Brighton's emerging retail pocket "Garden Village"
- Substantial gross building area of 981sqm* complemented by rear access and six (6) car parks on title
- Highly secure and diversified income returning \$237,314 pa + GST
- Outstanding flexibility providing future potential for strata subdivision

FORTHCOMING AUCTION



BRIGHTON BEACH

ROYAL BRIGHTON YACHT CLUB

BRIGHTON MEDIAN HOUSE PRICE \$1.823M**

136-138 MARTIN STREET BRIGHTON

BRIGHTON RETAIL PRECINCT/ACTIVITY CENTRE

FOODWORKS

7-ELEVEN

TAB

GARDENVALE RAILWAY STATION 140M*

STAR OF THE SEA COLLEGE

EMERGING RETAIL PRECINCT WITH FUTURE GROWTH

Streets: BAY STREET, NORTH ROAD, MARTIN STREET, NEPEAN HWY

Other: "GOLDEN MILE"

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.