

THE BEST ON BRUNSWICK

364-366

Brunswick Street

FITZROY



FAVOURABLE TEN (10)
YEAR NET LEASE



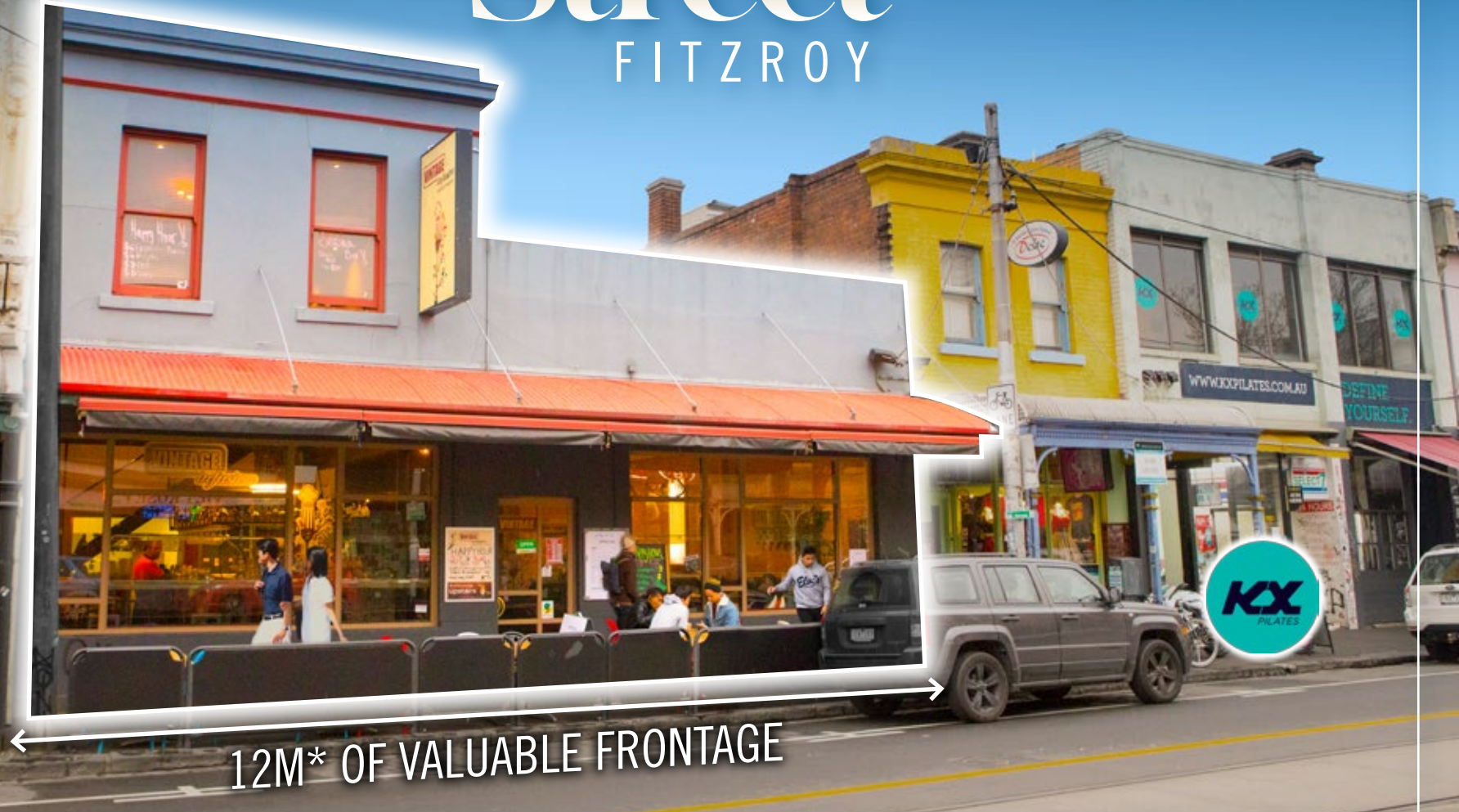
256SQM* LANDHOLDING
WITH REAR ACCESS



\$208,099* NET
ANNUAL INCOME

SpudBAR

SpudBAR



12M* OF VALUABLE FRONTAGE

AUCTION THURSDAY 21ST SEPTEMBER 2017
AT 12.30PM, ON-SITE

CBRE MELBOURNE
STRIP RETAIL
INVESTMENTS

FOR SALE VIA PUBLIC ON-SITE AUCTION THURSDAY 21ST SEPTEMBER 2017 AT 12.30PM





MELBOURNE
CBD — 1.6KM*

MELBOURNE
MUSEUM — 1KM*


CARLTON GARDENS
— 750M*

 Highly strategic and irreplaceable two (2) level freehold retail investment with outstanding Brunswick Street exposure

 Ten (10) year net lease with fixed 4% annual increases, expiring in 2029 (including options)

 Prime inner city location within one of Melbourne's most tightly held and sought after retail precincts, just 1.6km* from the CBD

 Versatile 256sqm* landholding with rear lane access and over 12.5 metres* of rare Brunswick Street frontage

 Annual income of \$208,099* + GST + Outgoings

 7 day / 24 hour trading conditions due to high volumes of pedestrian traffic driven by shoppers, tourists, students and the booming residential population



MODERN AND SPACIOUS FITOUT



LOCATED IN THE HEART OF BUSTLING BRUNSWICK STREET

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.

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CBRE MELBOURNE STRIP RETAIL INVESTMENTS — THE ONLY INTERNATIONAL REAL ESTATE AGENCY SPECIALISING IN THE MELBOURNE STRIP RETAIL MARKET