

The gem of *Melbourne's Prestigious* Inner North

Woolworths *Ivanhoe*

Cnr Upper Heidelberg Rd & Kiernan Ave, Ivanhoe



Strong performing full line Woolworths supermarket
LOCATED IN THE HEART OF IVANHOE'S RETAIL STRIP

FOR SALE VIA PUBLIC EXPRESSIONS OF INTEREST CLOSING
WEDNESDAY 6TH SEPTEMBER 2017 AT 5.00PM (AEST)

CBRE VICTORIAN
RETAIL INVESTMENTS



FOR SALE VIA PUBLIC EXPRESSIONS OF INTEREST CLOSING WEDNESDAY 6TH SEPTEMBER 2017 AT 5.00PM (AEST)



178* CAR SPACES ON TITLE



LOCATED IN THE BUSTLING HEART OF IVANHOE'S RETAIL STRIP



FULL LINE WOOLWORTHS SUPERMARKET AND BWS

Woolworths

Full Line Woolworths Supermarket (3,552sqm*) & BWS located in the heart of *Ivanhoe's Retail Strip*

Highly exposed corner land holding on Upper Heidelberg Road and Kiernan Avenue

Built in 2008 with *significant depreciation benefits* approximately \$15m worth

Ultra-Convenient car parking for over 178* Cars on Title (5 Cars per 100sqm*)

Servicing an *affluent* and growing catchment with over 300** new apartments

Risk free trophy asset secured by *strong potential for future growth*

Net Income of \$906,000 per annum*

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

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*Approximately. **New apartments within 500m* radius. 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.

CBRE VICTORIAN RETAIL INVESTMENTS — VICTORIA'S MARKET LEADER IN THE SALE OF SHOPPING CENTRES AND RETAIL INVESTMENT PROPERTIES