

FOR SALE

ALEXANDER'S CORNER

RICHMOND

CNR CHURCH ST & BRIDGE RD



100% LEASED
WITH HIGHLY
SECURE INCOME



IRREPLACEABLE
RICHMOND CORNER
LAND HOLDING



EMERGING RETAIL
AND LIFESTYLE
PRECINCT



ONLY 2KM'S FROM
MELBOURNE CBD



BE A PART OF THE REVIVAL OF RICHMOND'S MOST EXCITING HUB

teskacarson

**FOR SALE BY PUBLIC ON-SITE AUCTION
FRIDAY 18TH MARCH AT 12.00PM**

CBRE MELBOURNE
STRIP RETAIL
INVESTMENTS

PUBLIC ON-SITE AUCTION FRIDAY 18TH MARCH AT 12.00PM

- LANDMARK RICHMOND FREEHOLD INVESTMENT
- POSITIONED IN THE HEART OF MELBOURNE'S MOST EXCITING & EMERGING LIFESTYLE PRECINCT
- IRREPLACEABLE MULTI-FRONTAGE LAND HOLDING OF 892SQM*, WITH OUTSTANDING EXPOSURE TO THE CORNER OF CHURCH ST & BRIDGE RD
- 100% LEASED TO RETAILERS INCLUDING COMMONWEALTH BANK & PRICELINE PHARMACY, PROVIDING A SECURE NET INCOME OF \$481,300 P.A.* + GST + OUTGOINGS
- SURROUNDED BY SEVERAL APPROVED AND COMPLETED HIGH DENSITY RESIDENTIAL BUILDINGS, PROVIDING MAJOR POTENTIAL TO DESIGN AND DELIVER A FUTURE ICONIC MIXED USE PROJECT



A RETAIL CORNER WITHOUT PEER, SURROUNDED BY INCREASING HIGH DENSITY DEVELOPMENTS, CONTRIBUTING TO A SURGING POPULATION

BRIDGE ROAD CAFE AND RETAIL STRIP



DOMINANT CORNER FRONTAGE SERVICED BY OUTSTANDING PUBLIC TRANSPORT AMENITY



CLOSE TO FAMED SPORTING PRECINCT



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.