

# DIVERSE RETAIL INVESTMENT WITH MAJOR UPSIDE

9-13A

## MAIN STREET *Mornington*

PARK VUE  
LUXURY APARTMENT  
DEVELOPMENT

MORNINGTON  
PENINSULA LIBRARY



NET INCOME OF  
\$201,169\*



936SQM\* LAND  
HOLDING OVER  
TWO TITLES



MAJOR FUTURE  
DEVELOPMENT  
UPSIDE

936  
SQM\*

22M\*

MAIN STREET



FUTURE DEVELOPMENT  
UPSIDE (STCA)






600 SQM\*+

 **AUCTION** SATURDAY 17TH SEPTEMBER 2016  
AT 11.00AM, ON-SITE

**CBRE** MELBOURNE  
STRIP RETAIL  
INVESTMENTS



9-13A  
**MAIN STREET**  
*Mornington*

-  936sqm\* land holding adjoining a pedestrian walkway and complemented with rear vehicular access, providing exciting future development potential (STCA)
-  Highly convenient destination surrounded by an abundance of free council car parking and immediately fronting a pedestrian crossing.
-  Diversified annual income of \$201,169\* + GST + Outgoings
-  Longstanding and secure tenant mix, set amongst popular restaurants, retailers and cafes.
-  First time offered in 30 years!

LEASED TO POPULAR RESTAURANTS\*\*



HIGHLY RATED AND POPULAR WINE BAR



HEAVILY TRAFFICKED LOCALE



ACTUAL VIEW FROM ROOFTOP

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.  
\*\*Source Facebook