



**118SQM\*  
BUILDING AREA**



**INVEST OR OCCUPY**



**TRAM SUPER-STOP  
ON YOUR DOORSTEP**



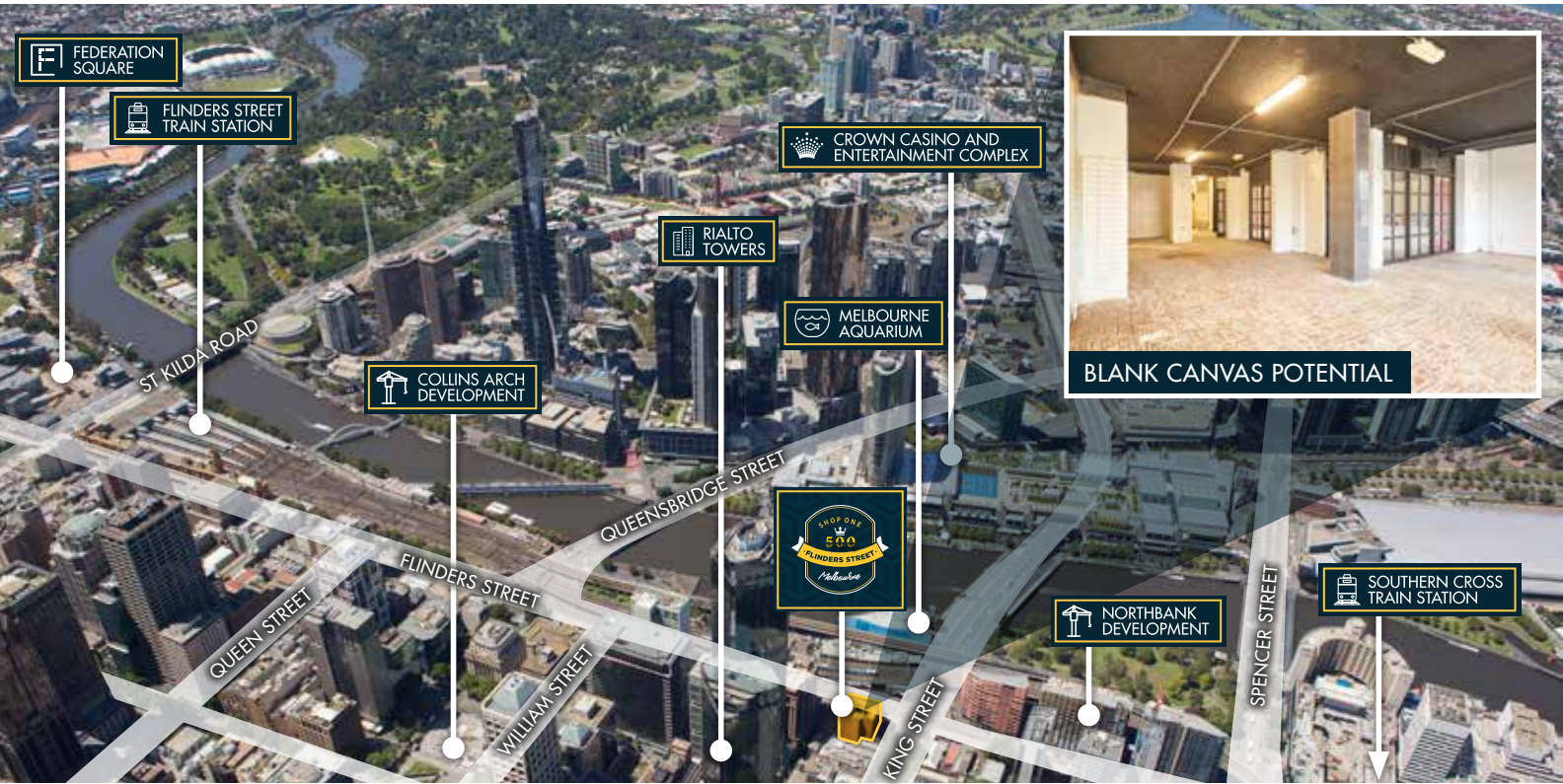
**8.6 Metre\* Frontage**

**FOR SALE**

VIA PUBLIC ON-SITE AUCTION  
WEDNESDAY 17TH MAY AT 12.30PM

**CBRE** | **A DECADE**  
CITY SALES | OF PARTNERSHIP





Prime 118sqm\* retail/hospitality space with liquor license ideally suited for restaurant, bar or café operator



Located on one of Melbourne's premier streets with an enormous light filled frontage of 8.6 metres directly opposite Flinders Street tram super-stop



Situated in the evolving "New York" end of the Melbourne CBD, only metres from Melbourne Aquarium, Crown Casino, Rialto Tower and numerous hospitality operators



Offered with vacant possession – benefitting from prominent signage rights on Flinders Street along with rear lane access



An additional 20sqm\* studio apartment on title with enormous rental potential



MELBOURNE AQUARIUM 100M\*



SOUTHERN CROSS STATION 650M\*



CROWN ENTERTAINMENT COMPLEX 600M\*

**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.