

UNREPEATABLE COLLINS STREET CORNER RETAIL INVESTMENT

SHOP 1

241
Collins St.

MELBOURNE

CORNER MANCHESTER LANE

ENORMOUS
384SQM*
RETAIL SPACE

\$250,000* NET
RENTAL WITH 4%
ANNUAL INCREASES

BENEFITING FROM
OVER 30,000*
PEDESTRIANS DAILY

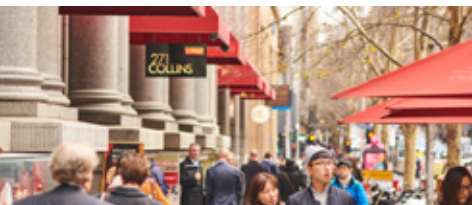
FOR SALE

VIA PUBLIC ON-SITE AUCTION
FRIDAY 18TH AUGUST AT 12.30PM

CBRE | A DECADE
CITY SALES | OF PARTNERSHIP



LOCATED ON AUSTRALIA'S GOLDEN MILE



BOLSTERED BY HEAVY FOOT TRAFFIC ALONG COLLINS STREET



SUBSTANTIAL COLLINS STREET FRONTAGE



IN THE HEART OF THE CBD RETAIL CORE



ACCESS TO MELBOURNE'S ICONIC LANEWAY CAFÉS AND RESTAURANTS



LARGE & FLEXIBLE FLOOR PLANS

SHOP 1

241 Collins St.



A fully self-contained 384sqm* retail property with direct stairway access to Collins Street



Leased to established Men's clothing store, 'Sires Menswear'



Annual net rental of \$250,000* with fixed 4.00% annual increases



Perfectly positioned in the heart of the Melbourne CBD's retail core in one of Collins Street most exclusive retail locations benefiting from over 30,000* pedestrians daily



Previously home to House of Merivale & Mr John offering extremely flexible configuration, with enormous potential for future reconfiguration for food & beverage (STPA)



Surrounded by multiple transportation networks and located directly in front of the Collins Street super tram stop and only a moments' walk to Flinders Street Train Station

For sale via public on-site auction Friday 18th August at 12:30pm

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

TOM TUXWORTH

+61 410 988 960
tom.tuxworth@cbre.com.au

NICK LOWER

+61 414 259 494
nick.lower@cbre.com.au

ALEX BRIERLEY

+61 447 974 447
alex.brierley@cbre.com.au

CBREMELBOURNE.COM.AU

CBRE
1300 666 888

Level 34, 8 Exhibition Street, Melbourne

* 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 selling you should check the accuracy of the information and seek your own independent financial and legal advice. The information must not be relied up 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.