

A TRUE SOUTH MELBOURNE ICON - THE WATER RAT HOTEL

256 - 258  MORAY STREET

SOUTH MELBOURNE



TOTAL
FRONTAGE OF
36M*

OUTDOOR
SEATING PERMIT
FOR 32 PATRONS



PRIME CORNER POSITION



HIGHLY FLEXIBLE MIXED USE ZONE



SHORT TERM INCOME



FOR SALE VIA EXPRESSIONS OF INTEREST CLOSING
THURSDAY 2ND NOVEMBER 2017 AT 2.30PM





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FULLY RENOVATED INTERIORS



OPEN ROOFTOP ENTERTAINING AREAS



LARGE PRIVATE FUNCTION AREA



METRES* FROM CLARENDON STREET SHOPPING PRECINCT



HIGHLY ACCESSIBLE WITH TRAM STOP 20M* AWAY



Prime two (2) storey freehold building providing in excess of 513sqm* building area and 314sqm* of land area



An iconic bayside corner hotel with vast street frontages to both Park Street and Moray Street



Short term net income of \$100,000* + GST with no further options



Fully renovated providing multiple seating areas including rooftop deck and function areas



Highly favourable Mixed Use Zone providing for future development potential (STCA)



Located only 2.5km* from the Melbourne CBD within the fast growing South Melbourne area benefiting from a number of large scale residential and commercial developments in the immediate area



Highly accessible by all forms of public transport including tram stops less than 20m* away, direct access to Kings Way and West Gate Freeway

FOR MORE INFORMATION, PLEASE CONTACT THE 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 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.