


PROMINENT TWO (2) LEVEL FREEHOLD OFFICE INVESTMENT WITH ENORMOUS UPSIDE

210 RIVERSDALE ROAD *Hawthorn*



 **PREMIUM FREEHOLD OFFICE INVESTMENT**

 **FREESTANDING TWO (2) LEVEL BUILDING**

 **FANTASTIC UPSIDE & VALUE ADD OPPORTUNITY**

16.28M* FRONTAGE

LANEWAY ACCESS

 **AUCTION** FRIDAY 8TH DECEMBER
AT 10.30AM ON-SITE

CBRE



6+6 year lease to long established tenant

Providing an annual income of **\$218,545p.a.*** + GST & recoverable outgoings with 3% annual rental increases

Substantial building area of **745sqm*** + ten (10) car spaces

Irreplaceable land holding of **544sqm***, with prominent exposure to Riversdale Road

Located in one of Metropolitan Melbourne's most **tightly held** office corridors with historical low vacancy

Positioned within Melbourne's golden and most lucrative sought after suburb, with a median house price of **\$2,470,000****

Excellent transport linkages with Auburn Train Station only **900m***, tram stops, plus nearby access to Monash and Eastern Freeways providing direct access to the **Melbourne CBD (7km*)**

Ideally positioned within the Activity Centre precinct, walking distance to Auburn Shopping Village, plus top Melbourne retail strips, Glenferrie Road and Burke Road featuring national retailers, restaurants, homewares and fashion boutiques and recreation attractions

FOR SALE VIA PUBLIC ON-SITE AUCTION FRIDAY 8TH DECEMBER AT 10.30AM



745SQM* FREEHOLD OFFICE



NEAR BUSTLING GLENFERRIE ROAD RETAIL



1.2KM* TO CAMBERWELL JUNCTION

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

SANDRO PELUSO
+61 418 389 757
sandro.peluso@cbre.com.au

SCOTT ORCHARD
+61 425 760 712
scott.orchard@cbre.com.au

JOSH TWELFTREE
+61 452 524 985
josh.twelftree@cbre.com.au

KINSON WONG
+61 450 712 341
kinson.wong@cbre.com.au

www.cbremelbourne.com.au



CBRE
1300 666 888
Level 34, 8 Exhibition Street, Melbourne

*Approximately. **realestate.com.au. 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.