

FOR SALE

# 2 MELBOURNE CBD RETAIL SHOPS

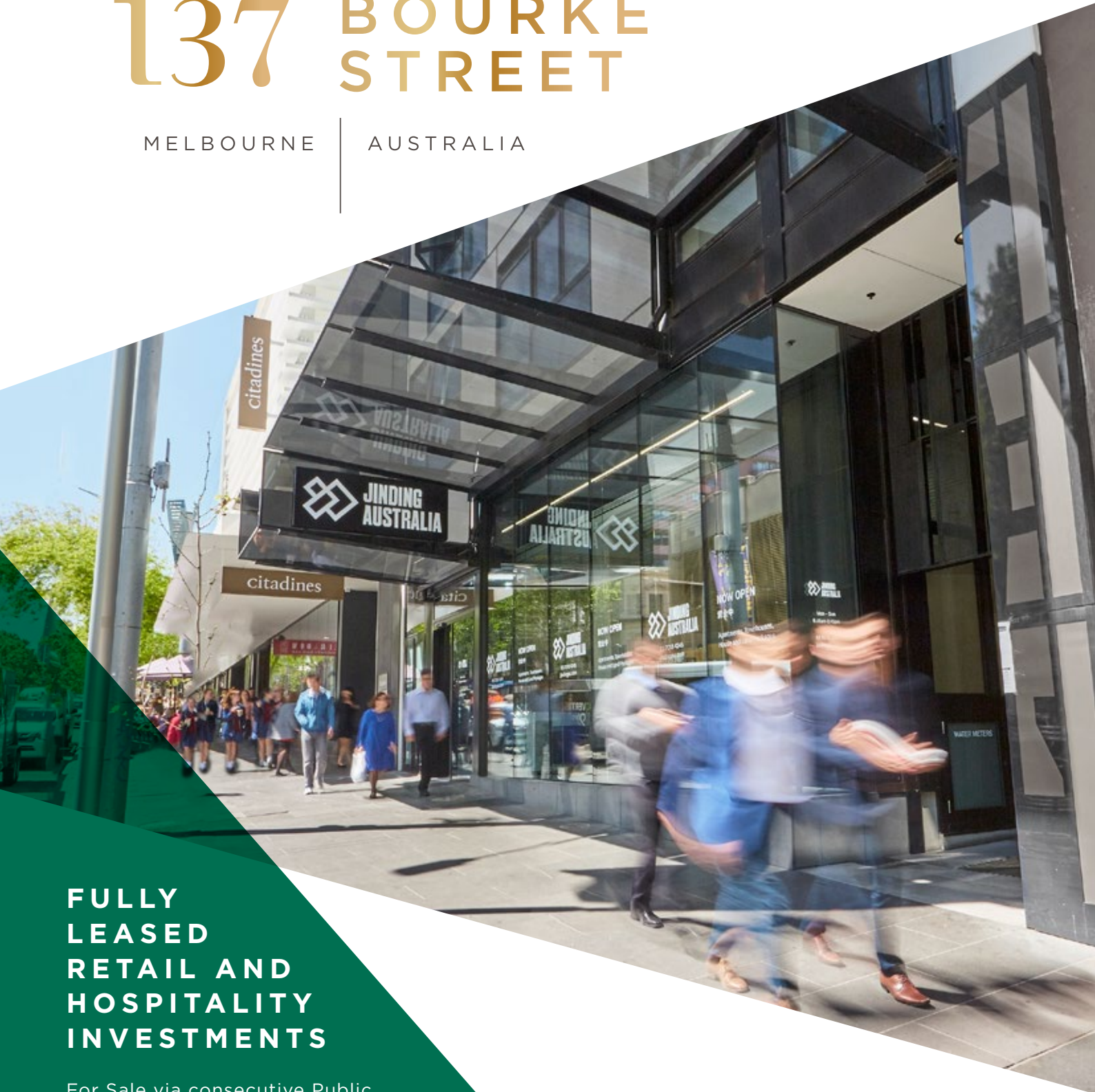
GROUND FLOOR &

LOWER GROUND FLOOR

# 137 BOURKE STREET

MELBOURNE

AUSTRALIA



**FULLY  
LEASED  
RETAIL AND  
HOSPITALITY  
INVESTMENTS**

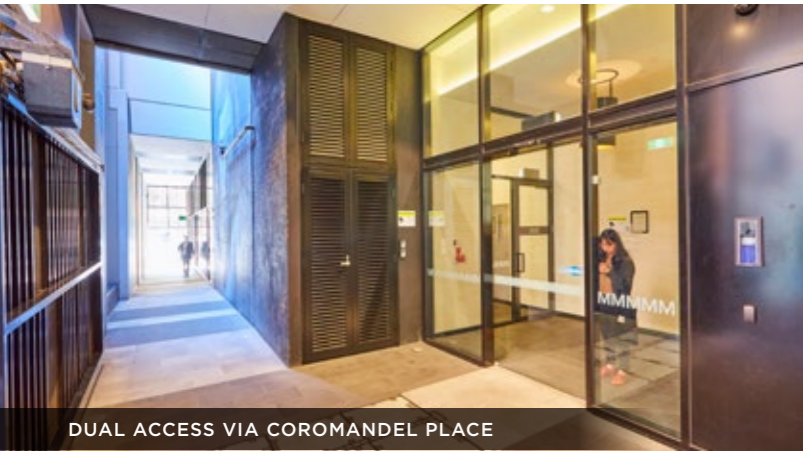
For Sale via consecutive Public  
On-site Auctions on **Thursday 30th**  
November 2017 at 2.30pm (AEDT)

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



HIGH END MODERN FIT OUT

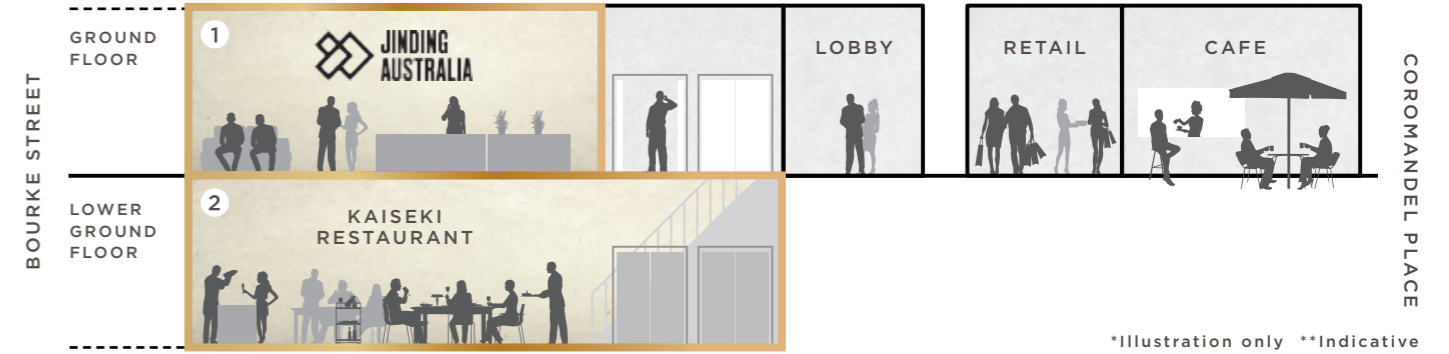
“Positioned beneath a brand new 19 level residential tower comprising of 104 luxury apartments”



DUAL ACCESS VIA COROMANDEL PLACE



FLEXIBLE OFFICE SPACE



## 1. Ground FLOOR

- An irreplaceable ground floor retail investment on Melbourne’s most popular retail boulevard with vast street frontage
- A brand new seven (7) year lease with 2 x 5 year options to internationally renowned property development and funds company Jinding Australia
- Net income of \$219,136.77 p.a\* with 3.5% fixed annual increases
- Expansive retail space of 142 square metres\* with high quality fit out offering significant depreciation benefits and ultimate flexibility



BRAND NEW 7 YEAR LEASE  
ENORMOUS STREET FRONTAGE

## 2. Lower Ground FLOOR

“Kaiseki will become Bourke Street’s next exclusive hospitality venue”

- A brand new six (6) year lease with 2 x 3 year options to Kaiseki – head chef of Crown’s renowned Koko restaurant
- Net income \$87,136.76 p.a\* with 4.0% fixed annual rental increases
- Exclusive high-end restaurant fit out over an expansive 168 square metres\*
- Exclusive access via both Coromandel Place and Bourke Street

BRAND NEW 6 YEAR LEASE  
RENOWNED RESTAURANT OPERATOR



METRES FROM BUSTLING SOUTHERN CROSS LANE



BUSTLING SHOPPING AT BOURKE STREET MALL



OPPOSITE MELBOURNE’S ICONIC CHINATOWN



ADJACENT TO SOME OF MELBOURNE’S FINEST DINING ESTABLISHMENTS



FOR SALE VIA CONSECUTIVE  
PUBLIC ONSITE AUCTIONS ON THURSDAY  
30TH NOVEMBER 2017 AT 2.30PM AEDT

#### FOR FURTHER INFORMATION

PLEASE CONTACT THE EXCLUSIVE SALES AND MARKETING AGENTS BELOW

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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.