

Brunswick East

157 LYGON STREET



LEASED TO LONGSTANDING
TENANT WITH NO FURTHER
OPTIONS FROM 2020



POSITIONED AMONGST
HIGH DENSITY
DEVELOPMENTS



EMERGING RETAIL
PRECINCT JUST 3.8KM*
FROM THE CBD

FREEHOLD
GREEN GRO CER
INVESTMENT
on **244SQM*** of
UNDERUTILISED
LAND

LYGON STREET

 **AUCTION** WEDNESDAY 13TH DECEMBER 2017
AT 10.30AM, ON-SITE

CBRE MELBOURNE
STRIP RETAIL
INVESTMENTS

Brunswick East

157 LYGON STREET



Leased to longstanding Green Grocer 'Smith & Maloney' providing holding income of \$46,575 per annum* with no further options after July 2020



Set amongst a number of high density residential developments, set to provide a major injection of population in the near future



Oversized landholding of 244sqm*, with highly accessible rear lane access



Positioned on an underutilised and flexible allotment, providing the value add potential for future development and/or extension (STCA)



An exciting freehold opportunity that provides investors, owner occupiers and developers with an unprecedented growth outlook



- 1. TIP TOP, 178 EDWARD ST, 411 DWELLINGS
- 2. 8 LYGON ST, 192 DWELLINGS
- 3. RIMA, 22 LYGON ST, 102 DWELLINGS
- 4. 146-148 LYGON ST, 8 DWELLINGS
- 5. SEAMSTRESS, 11-13 LYGON ST, 32 DWELLINGS

FOR SALE BY PUBLIC ON-SITE AUCTION WEDNESDAY 13TH DECEMBER 2017 AT 10.30AM



OVERSIZED LANDHOLDING OF 244SQM*



PRIME LOCATION WITHIN THE BRUNSWICK EAST ACTIVITY CENTRE



LEASED TO LONGSTANDING GROCER "SMITH & MALONEY"

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

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CBRE MELBOURNE STRIP RETAIL INVESTMENTS – THE ONLY INTERNATIONAL REAL ESTATE AGENCY SPECIALISING IN THE MELBOURNE STRIP RETAIL MARKET

*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.