

POSITIONED IN THE HEART OF THE
ICONIC EMERALD HILL PRECINCT

338-340

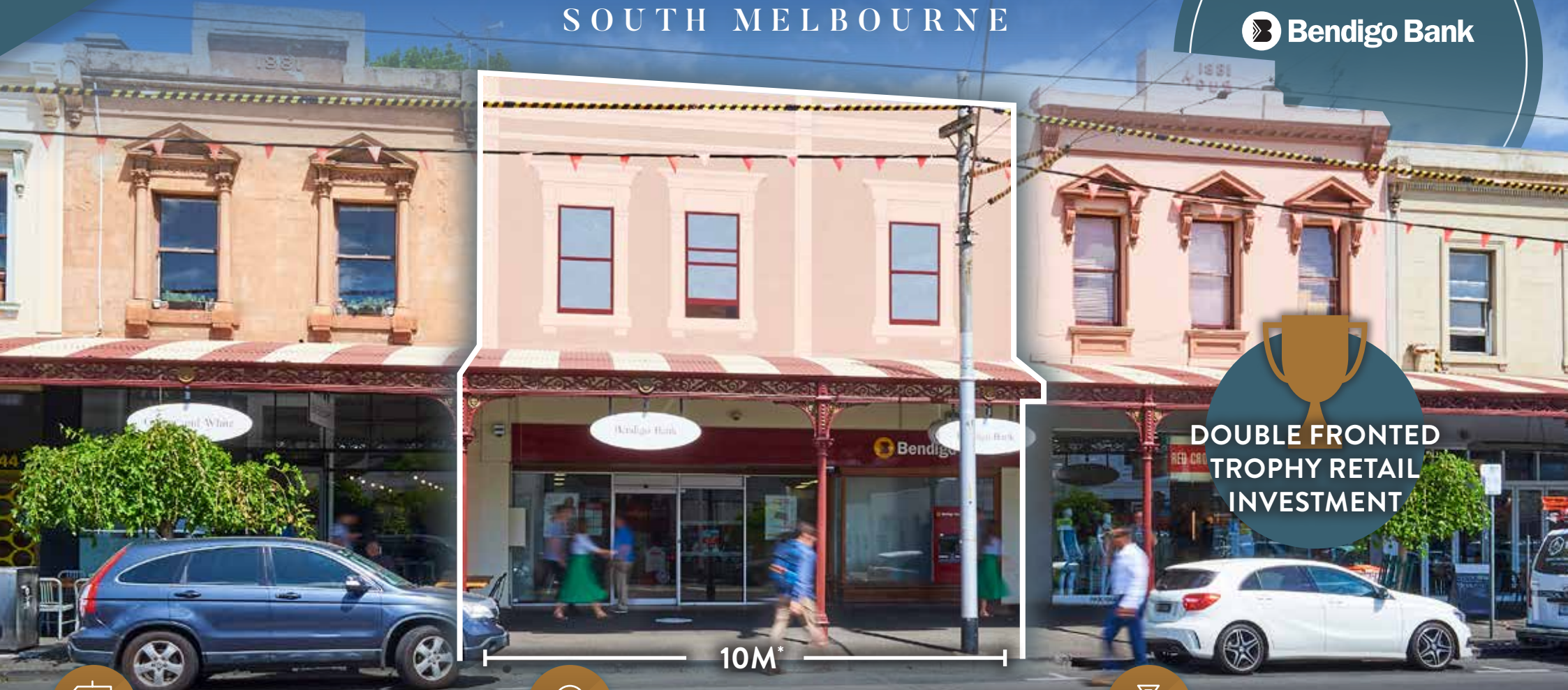
CLARENDON STREET

SOUTH MELBOURNE



ASX Listed Tenant

Bendigo Bank



**DOUBLE FRONTED
TROPHY RETAIL
INVESTMENT**



10m* of Clarendon Street frontage



10M*

All outgoing paid by the tenant (inc. land tax)



Net annual income of \$209,803*



10m* of Clarendon Street frontage



Complimentary Rear laneway access

FOR SALE VIA PUBLIC ON-SITE AUCTION THURSDAY 29TH MARCH 2018 AT 12.30PM



Under-developed dual fronted landholding of 276sqm



Close to iconic South Melbourne Market



100% leased to publicly listed **national tenant** Bendigo Bank (MKT CAP. \$5.50B*)



Net annual **income of \$209,803^** with fixed 3% annual rental increases



Favourable lease structure with all outgoing paid by the tenant (including land tax)



Positioned in the heart of the **iconic Emerald Hill precinct**, benefiting from 24-7 trading conditions supported by a strong residential population, office precinct & tourism hot spots Albert Park & the South Melbourne Markets



Under-developed **dual fronted** landholding of some 276sqm*, with 10m* of Clarendon St frontage and untapped future potential for development (STCA)



Situated in one of Melbourne's **highest growth locations**, with in excess of 1,800* residential dwellings currently under construction in the immediate area

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

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*Approximately. ^Income as at 1st July 2018. 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.