

PRIME MELBOURNE CBD HOSPITALITY INVESTMENT LEASED TO ESTABLISHED RESTAURANT OPERATOR

321
LA TROBE^{ST.}
MELBOURNE



OUTLINE INDICATIVE ONLY

MELBOURNE CITY SALES | A DECADE OF PARTNERSHIP

FOR SALE VIA PUBLIC ON-SITE AUCTION
WEDNESDAY 28TH MARCH 2018 AT 2.30PM

CBRE

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321 LA TROBE ST. MELBOURNE



Highly secure eight (8) year net lease to 'Ikkoryu Fukuoka Ramen' returning \$130,000 pa* with 4% fixed annual increases providing outstanding future growth and significant depreciation benefits



Extensive building area of 107sqm* with dual access from both La Trobe Street and Flanigan Lane providing future subdivision potential (STCA)



A proven 7-day hospitality and lifestyle precinct surrounded by some of Melbourne's newest and most popular restaurants, bars and cafés



Brand new fully serviced restaurant with outstanding exposure and street frontage

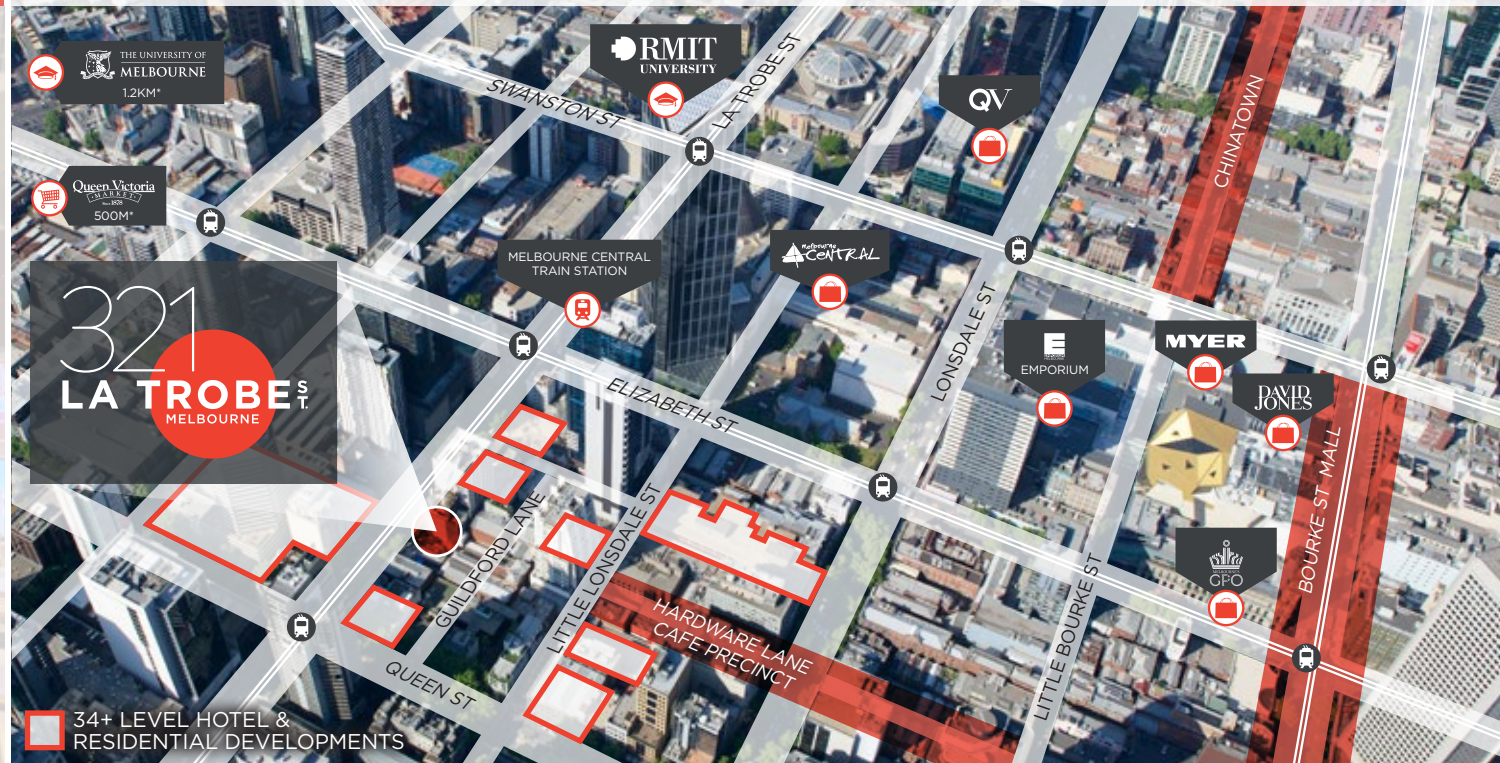


Strategically located in one of Melbourne CBD's highest growth precincts with premium residential and hotel developments set to deliver over 4,000 dwellings and 790 hotel rooms in the next five (5) years

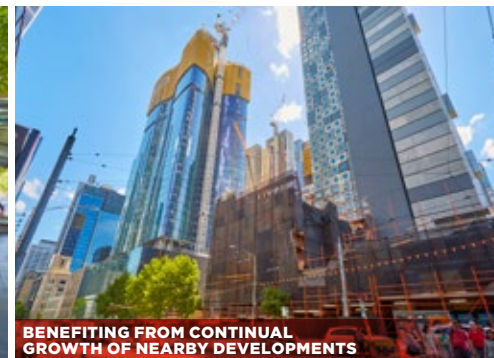


Surrounded by some of Melbourne's best transportation networks with close proximity to Melbourne Central Train Station and La Trobe Street bus and tram networks

STRATEGICALLY LOCATED IN ONE OF MELBOURNE CBD'S HIGHEST GROWTH PRECINCTS AND SURROUNDED BY PREMIUM DEVELOPMENTS



WALKING DISTANCE TO MELBOURNE CENTRAL, ONLY 200M*



BENEFITING FROM CONTINUAL GROWTH OF NEARBY DEVELOPMENTS



CONVENIENTLY POSITIONED AMONGST MELBOURNE'S TRAM AND TRAIN NETWORKS

FOR MORE INFORMATION PLEASE CONTACT THE EXCLUSIVE 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 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.