



Bustling inner metropolitan Melbourne supermarket



Excellent access to public transport



12-20 Nicholson Street
Coburg, Victoria



Melbourne CBD 6km*



Northcote Golf Club



Brunswick Private Hospital

NICHOLSON STREET

MORELAND ROAD

Metropolitan Melbourne IGA
Supermarket investment only 6km*
from the Melbourne CBD



Strategically positioned on busy Nicholson Street



15 year Net Lease to IGA (Metcash Ltd)



1,183sqm* GLA IGA supermarket plus liquor



12-20 Nicholson Street
Coburg, Victoria



Metropolitan Melbourne IGA
Supermarket with 15 year Net
Lease to IGA (Metcash Ltd)



1,183sqm* GLA supermarket
just 6km* from the
Melbourne CBD



Highly secure investment
with low exposure to land tax



Significant tax saving
depreciation benefits



Surrounded by a 15 future
residential apartment projects
providing more than 2,019
new dwellings



Highly attractive fixed
annual rental increases of
3.5% pa



Net annual income
of \$351,353*

*approx

For further information contact the exclusive selling agents:

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