

POSITION YOURSELF PERFECTLY FOR CHAPEL STREET'S NEXT CHAPTER

427

CHAPEL STREET

CNR GROSVENOR STREET SOUTH YARRA

REAR LANE ACCESS

CHAPEL STREET

GROSVENOR STREET



SURROUNDED BY OVER \$2.4 BILLION OF HIGH-PROFILE PROJECTS DUE FOR IMMANENT COMPLETION

MELBOURNE
STRIP RETAIL
INVESTMENTS

**FOR SALE VIA PUBLIC ON-SITE AUCTION
FRIDAY 18TH MAY 2018 AT 12.30PM**

CBRE

Arguably one of the most sought-after corners on Chapel Street set to benefit from major projects that will be completed in the next 6-18 months

FOR SALE VIA PUBLIC ON-SITE AUCTION FRIDAY 18TH MAY 2018 AT 12.30PM



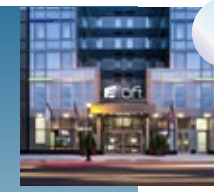
Net annual income of \$190,000* with 3% fixed annual increases



335 sqm* building over 3 levels



Brand new 5 year net lease



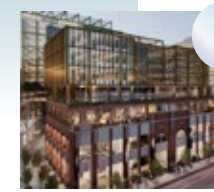
1 ALOFT HOTEL

120 hotel rooms, 40 residential apartments, \$120m project, directly opposite the property.
Completion Date: December 2019



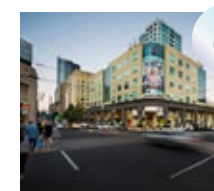
2 CAPITOL GRAND

50-storey project, 400 apartments, 6-star living and retail space, \$800m project, 500m from the property.
Phase One Completion Date: end 2018



3 JAM FACTORY

Major upgrade to become a \$1.25b retail and office complex, 250m from the property.
Completion Date: early 2020



4 COMO CENTRE

\$130m injection to current retail and office space, 500m from the property.
Project anticipated to commence in 2018



5 CATO SQUARE

New cultural and entertainment, multi-purpose, centre, \$60m project, 450m from the property.
Completion Date: early 2019



6 HUTS SITE

\$55m, new retail, offices and private residences, 25m from the property.
Estimated Completion Date: early 2019

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.