

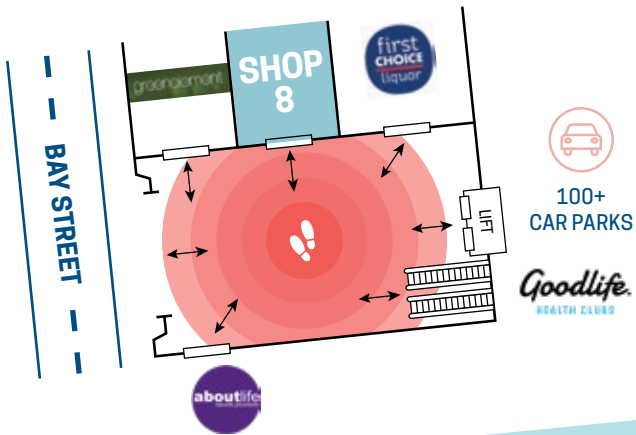
SHOP 8, 120

# Bay Street, Port Melbourne

## RETAIL INVESTMENT

*The Bianca Arcade*

THE CENTRE OF ATTENTION!



ATTENTION  
**\$500k+**  
INVESTORS



*Level 1, 2 & 3 Office Tenancies:*

- MCN Group
- Senol
- kikki.K
- asap
- DHA Defence Housing Australia
- + 95 RESIDENTIAL APARTMENTS

LONGSTANDING  
**Tenant**

New  
**5 YEAR LEASE**

Goodlife HEALTH CLUBS

aboutlife

MELBOURNE  
STRIP RETAIL  
INVESTMENTS

FOR SALE VIA PUBLIC ON-SITE AUCTION  
SATURDAY 21ST JULY 2018 AT 11.00AM

**CBRE**

SURROUNDED BY RETAIL EXCELLENCE

# SHOP 8, 120 Bay Street, Port Melbourne

**Zambrero**  
MEXICAN WITH A MISSION

**HD HUNKY DORY**

**Bakers Delight**

**FOXES DEN**

**Westpac**

**ANZ**

**IGA** plus LIQUOR

**coles**

**AUSTRALIA POST**

**WOODLE HOLE**

**Dominos Pizza**

MELBOURNE CBD

2.5KM\*

SOUTH MELBOURNE  
MARKET  
1.7KM\*

Retail &  
Dining Precinct

BAY STREET



STRATEGIC RETAIL ARCADE ANCHORED BY ABOUT LIFE, FIRST CHOICE LIQUOR AND GOODLIFE HEALTH CLUB



24/7 TRADING CONDITIONS SUPPORTED BY A MULTITUDE OF HIGH DENSITY RESIDENTIAL AND HOTEL DEVELOPMENTS



- 5 year net lease
- \$35,465\* + GST + Outgoings
- 3% annual rental increases



Strategically positioned beneath the **prestigious and highly trafficked 'Bianca'** mixed used development, anchored by major national retailers First Choice Liquor, About Life and Goodlife Health Clubs



Located along Port Melbourne's renowned Bay Street activity precinct, **less than 2.5km\* to the CBD**

For sale via public on-site auction Saturday 21st July 2018 at 11.00am

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.

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STRIP RETAIL  
INVESTMENTS

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