

350-352

CLARENDON STREET

SOUTH MELBOURNE

INCOME + POTENTIAL IN PRIME LOCATION!



2 RETAIL SHOPS + 4 RESIDENTIAL APARTMENTS



FOR SALE VIA PUBLIC ON-SITE AUCTION
THURSDAY 26TH JULY 2018 AT 12.30PM



SURROUNDED BY RETAIL EXCELLENCE



2 prominent retail spaces + 4 separate residential tenancies providing a diverse annual income of **\$176,414* + GST**

A commanding double fronted building over two levels + **12 metres* of rare Clarendon Street exposure**

Positioned on a **340sqm* landholding** with multiple access points via Clarendon Street & Emerald Hill Place

South Melbourne retail is set to benefit from a rapidly growing workforce & residential population, supported by a pipeline of development that includes **1,800 residential apartments*** and over **90,000sqm* of new office space**

24-7 trading conditions supported by an affluent residential population, booming office precinct and proximity to popular tourist hot spots, **Albert Park Lake & The South Melbourne Market.**



4 Highly Sought After Residential Apartments



2 Established Retail Shops



Strategic Rear Laneway Access



Valuable & Rare 12m* Frontage to Clarendon Street



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



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