

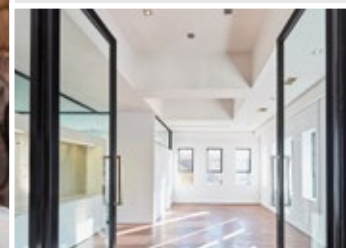
SUBSTANTIAL TWO LEVEL INNER-CITY BUILDING PERFECT TO OCCUPY, INVEST OR DEVELOP

CAPEL⁴⁷₅₃ STREET

WEST MELBOURNE



Actual view of the CBD



Flexible light filled interiors & partitioned offices throughout



550SQM* BUILDING



AMPLE ONSITE PARKING



MELBOURNE CBD VIEWS

MELBOURNE
CITY SALES

**FOR SALE VIA PUBLIC ON-SITE AUCTION
FRIDAY 5TH OCTOBER 2018 AT 12.30PM (AEST)**

CBRE



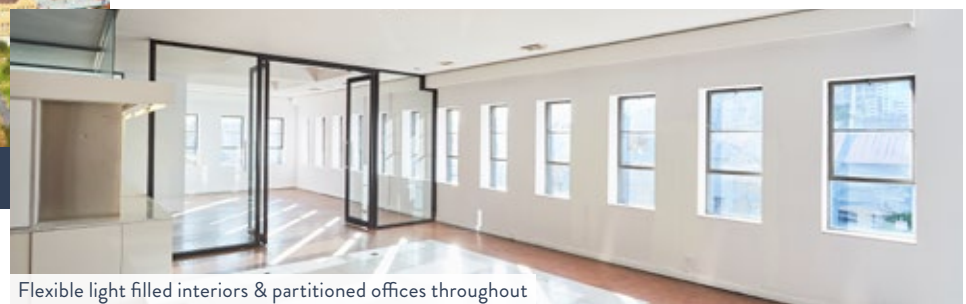
SET TO BENEFIT FROM THE \$250M QUEEN VICTORIA MARKET DEVELOPMENT SET TO REINVIGORATE THE PRECINCT

Remarkably positioned freehold building offered with...

Scope for

- Commercial repositioning
- Residential repositioning
- Construction of additional levels (STPA)

- Melbourne CBD views
- Vacant possession
- Rear laneway access
- Ample on-site parking
- Flexible light filled floor plates
- Unparalleled public transport connectivity & lifestyle amenity



Flexible light filled interiors & partitioned offices throughout

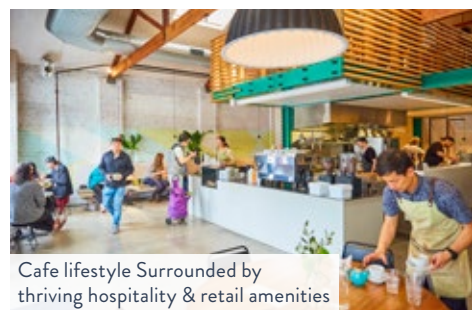


Direct access to Queen Victoria Markets



CAPEL STREET

550
SQM*



Cafe lifestyle Surrounded by thriving hospitality & retail amenities



Flagstaff Gardens and Train Station only 800m*

FOR SALE VIA PUBLIC ON-SITE AUCTION FRIDAY 5TH OCTOBER 2018 AT 12.30PM

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.