

R I C
H M O
N D .

157-161
BURNLEY
STREET



☑ INVESTORS

☑ VALUE ADD INVESTORS

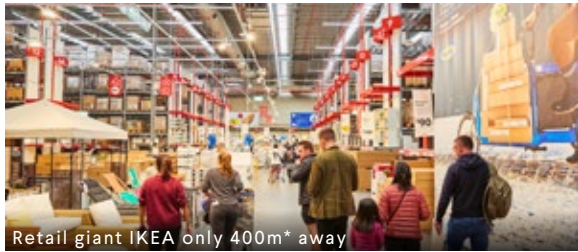
☑ DEVELOPERS



FOR SALE VIA PUBLIC ON SITE AUCTION
FRIDAY 21ST SEPTEMBER AT 12.30PM



**PREMIUM COMMERCIAL INVESTMENT/VALUE ADD/DEVELOPMENT OPPORTUNITY
IN MELBOURNE'S MOST SOUGHT AFTER CITY FRINGE SUBURB**



Retail giant IKEA only 400m* away



Burnley Station, only 1km*



Victoria Gardens, only 400m* away



Popular cafes located on Bridge Road only 170m*

R I C H M O N D .



Existing tenancy, 'Get Wines Direct' - showroom & warehouse



OUTLINE INDICATIVE ONLY



Prominent 1,381sqm* corner landholding with huge combined **triple street frontage of 110m*** to Burnley Street, Murphy Street & Blazey Street



Quality single level showroom / warehouse currently tenanted to 'Get Wines Direct' **returning \$280,000* per annum plus GST**



Ability to hold as an investment; re-position or develop with **strong height precedence of 9 levels with CBD views**



Superbly positioned within Melbourne's most popular & tightest city fringe commercial office market – Richmond



Prominent **retail, food & lifestyle attractions along Bridge Road (170m*)**, Victoria Gardens Shopping Centre anchored by major retail tenancies including IKEA, Hoyts Cinema and Coles Supermarket plus 80 speciality retail stores (400m*)



Immediate tram access providing a direct link to Melbourne's CBD (3km*) and Hawthorn's major retail and lifestyle precinct (2.2km*)

FOR MORE INFORMATION PLEASE CONTACT THE SALES & 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.