

THE ULTIMATE RETAIL INVESTMENT IN  
MELBOURNE'S CHINATOWN PRECINCT



166

**RUSSELL STREET**  
MELBOURNE CBD

WHOLE  
BUILDING  
LEASED TO  
DAVID'S  
HOT POT



FOUR (4)  
LEVEL RETAIL  
BUILDING

FULLY LEASED  
TO RENOWNED  
HOSPITALITY  
OPERATOR

A PRIME  
CHINATOWN  
LOCATION

MELBOURNE  
CITY SALES

FOR SALE VIA PUBLIC ON-SITE AUCTION  
FRIDAY 7TH DECEMBER 2018 AT 2:30PM

**CBRE**

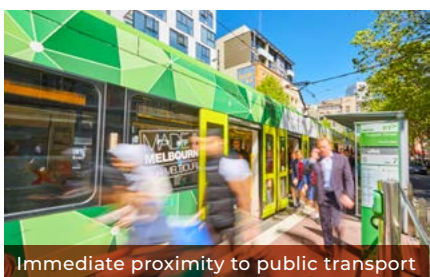
# LOCATED IN A PROVEN 7-DAY RETAIL & HOSPITALITY PRECINCT



A classical Victorian four (4) level fully activated retail and hospitality building comprising a brand new and complete refurbishment

Fully leased to renowned hospitality institution 'David's Hot Pot' trading as David's Malatang with a passing income of \$227,165 with 4% fixed annual increases

Benefitting from rear lane access to Golden Fleece Alley with rear yard land for future activation, or construction of additional levels



A prime Chinatown location between the City's retail core and Paris End with immediate proximity to Bourke Street and surrounded by national tenants and popular local hospitality tenants



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## 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.