

INVEST, OCCUPY OR ADD VALUE IN THE ICONIC GERTRUDE STREET

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# GERTRUDE STREET

— FITZROY —

MELBOURNE'S HOTTEST  
RETAIL &  
HOSPITALITY  
PRECINCT  
MELBOURNE'S HOTTEST

SEPARATE GROUND & LEVEL 1  
ACCESS, REAR LANEWAY &  
ON-SITE PARKING

MELBOURNE  
STRIP RETAIL  
INVESTMENTS

FOR SALE VIA PUBLIC ON-SITE AUCTION  
FRIDAY 7TH DECEMBER 2018 AT 12.30PM

CBRE



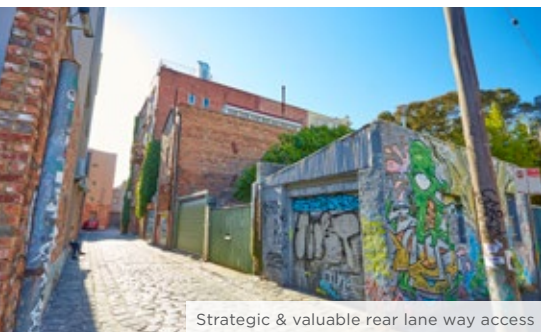
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**GERTRUDE STREET**  
 – FITZROY –

Absolute prime Gertrude Street freehold **less than 600m\* from the CBD** (5 minute\* walk)

Complemented by **highly accessible rear lane access, onsite parking & nearby public transport**, providing a plethora of future opportunity

Join retail & hospitality excellence including **Cutler & Co., Marion, Anada, Charcoal Lane, Archie's All Day, Little Salon Messer & more**

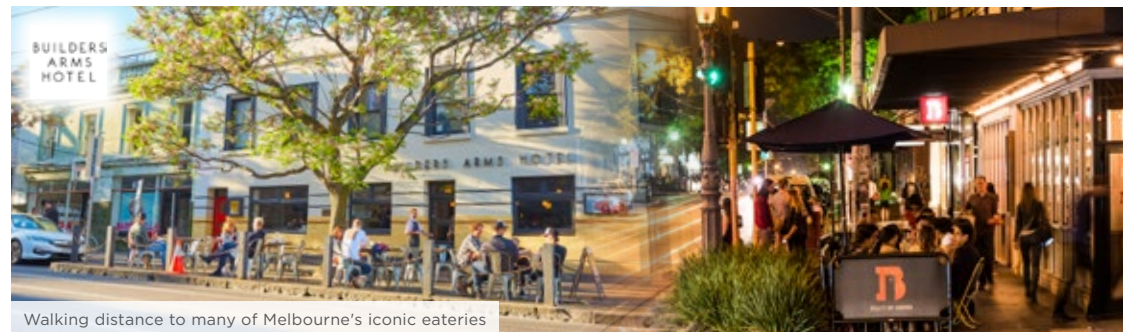
**For Sale Via Public On-Site Auction**  
**Friday 7th December 2018 At 12.30pm**



Strategic & valuable rear lane way access



Great access via Gertrude and Brunswick Street trams



Walking distance to many of Melbourne's iconic eateries

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

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\*Approximately. ^CBRE Research. 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.

MELBOURNE  
 STRIP RETAIL  
 INVESTMENTS

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**CBRE MELBOURNE STRIP RETAIL INVESTMENTS — THE ONLY INTERNATIONAL REAL ESTATE AGENCY SPECIALISING IN THE MELBOURNE STRIP RETAIL MARKET**