

"A MELBOURNE CBD SUPERMARKET & RETAIL CORNER INVESTMENT WITH GENUINE UPSIDE"

FIRST TIME EVER OFFERED



SPENCER ST

COLLINS ST



620 Collins Street, Melbourne CBD
(Corner Spencer Street)

Outline Indicative

Backed by **Metcash**



Entire Melbourne CBD retail corner comprising strong trading supermarket and several complementary retail shops



Boasting four street frontages with over 70 metres* of exposure to Collins Street & Spencer Street



Situated on one of Melbourne's most highly trafficked corners directly opposite Southern Cross Regional Train Station and Shopping Centre – 46,000* commuters daily



Surrounded by the city's most significant residential, hotel and education developments with over \$3 billion of private investment including the new Mandarin Oriental Hotel within 50 metres*



Highly bankable and Total Net Income of \$892,000 per annum* secured by 8 thriving retail tenancies including IGA Supermarket (Metcash) and Gloria Jean's Coffee



Remarkable value-add opportunities via tenant repositioning, activation of additional tenancies & significant rental growth

For further information contact the exclusive selling agents:

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#PortfolioAuctionsDoneDifferently

MELBOURNE CITY SALES



Thriving IGA Supermarket & Convenience Store (Metcash)

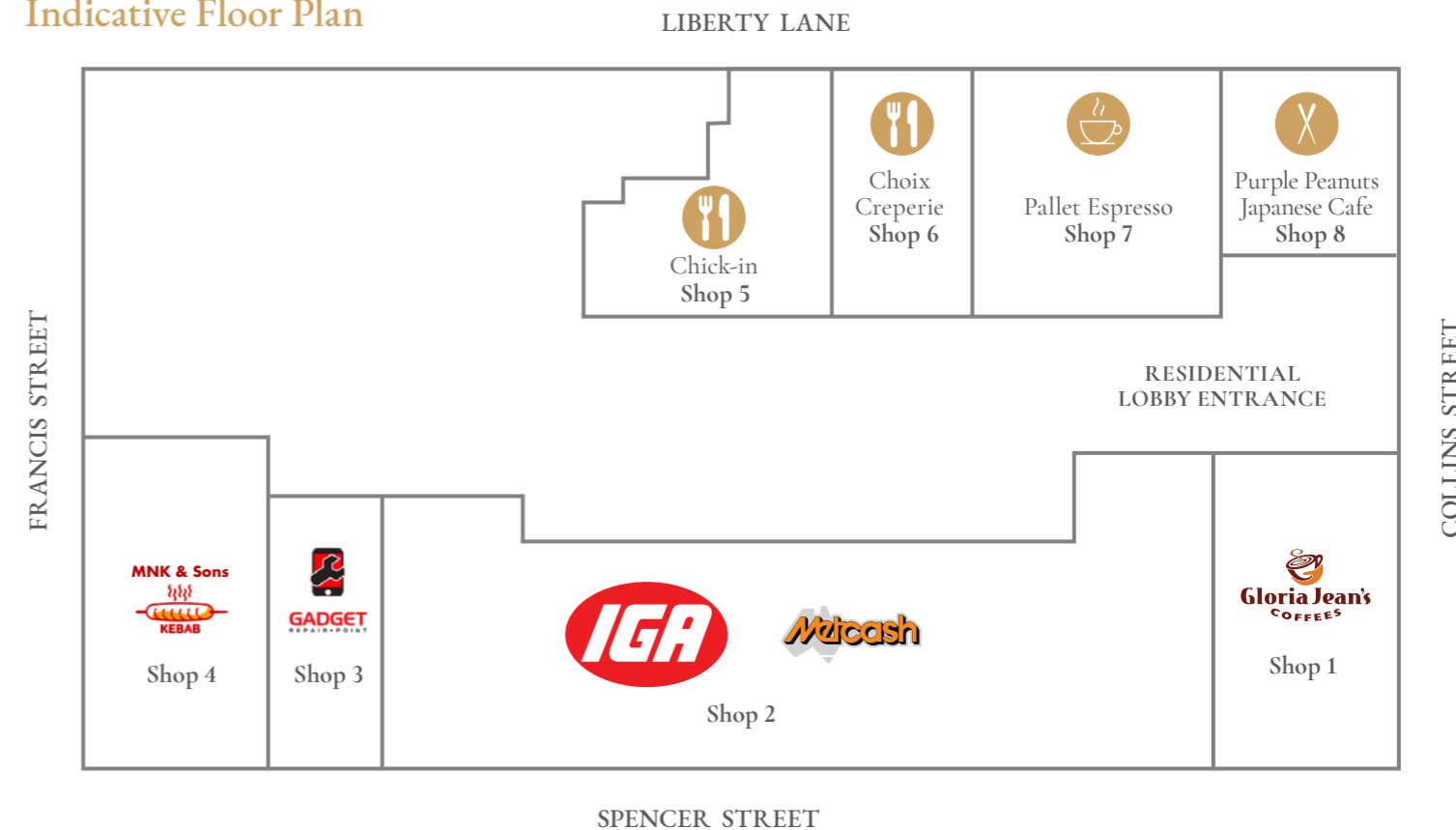


Directly opposite Southern Cross Regional Train Station & Shopping Centre



Connecting the traditional Melbourne CBD and Docklands

Indicative Floor Plan



FRANCIS STREET

LIBERTY LANE

COLLINS STREET

RESIDENTIAL LOBBY ENTRANCE

SPENCER STREET