

FOR SALE

FLINDERS STREET

SHOPS 1, 2 & 3, 546-548

MELBOURNE CBD

THREE (3)
THRIVING
GROUND FLOOR
RETAIL SHOPS



5x5 YEAR LEASES



\$75,852 P.A.*



FIXED ANNUAL INCREASES

1

2

3

CBD KEBABS

KEBABS & HSPS

KEBABS

12 METRES*

MELBOURNE
CITY SALES

FOR SALE

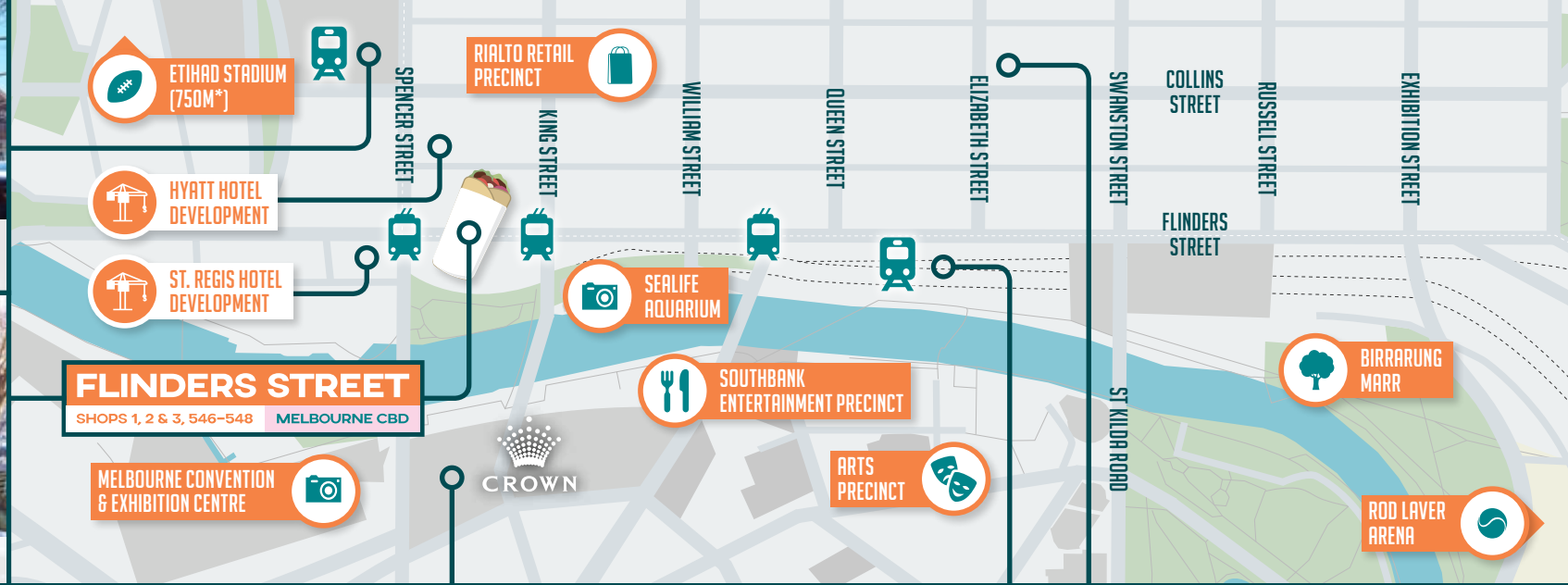
CBRE



ONLY 275M* TO SOUTHERN CROSS RAILWAY STATION & SHOPPING PRECINCT



12M* OF PRIME RETAIL FLINDERS STREET FRONTAGE



BENEFITTING FROM KING STREET'S NIGHTLIFE ENTERTAINMENT



350M* TO CROWN ENTERTAINMENT PRECINCT & SOUTHBANK



A SHORT 800M* WALK TO FLINDERS STREET RAILWAY STATION



SURROUNDED BY THE BEST RETAIL & DINING MELBOURNE HAS TO OFFER

FOR SALE

PRIME STREET FRONTAGE & EXCELLENT PEDESTRIAN FLOW



12m* of prime retail street frontage



24-7 night-life precinct



International hostels



Residential & hotel developments

HIGH GROWTH PRECINCT



"Strategically located in Melbourne's booming hotel development precinct"

LOCATED WITHIN MINUTES OF THESE FUTURE HOTEL DEVELOPMENTS



CONNECTIVITY & EXPOSURE



Flinders Street Tram Stop



Southern Cross Train Station

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.