



**BRAND NEW METROPOLITAN
WOOLWORTHS SUPERMARKET INVESTMENT
ONLY 3KM* FROM THE MELBOURNE CBD**



**WOOLWORTHS METRO
ABBOTSFORD**

GROUND FLOOR, 247 JOHNSTON STREET,
ABBOTSFORD, VIC

Woolworths Abbotsford provides investors with the rare opportunity to acquire a inner metropolitan Melbourne supermarket located on the footsteps of the CBD. Developed by well renowned developer PACE Development Group, the unique development incorporates the façade of St Crispin House comprising of one, two, and three bedroom apartments, in addition to multi-level townhouses and three-level residences.

A brand new Metro Woolworths Supermarket of 691sqm* with a 7 year lease due to commence December 2019* + 6 x 5 year options

Located 3km* from the Melbourne CBD in the heart of eclectic Abbotsford, nearing the corner of Johnston Street and Hoddle Street

Directly opposite the Victoria Park Train Station benefiting from strong foot traffic 7-days a week

Immediately benefiting from 133 apartments* directly above, in addition to a supply of over 1,000 apartments in the immediate catchment area within the next 3 years

Massive depreciation tax benefits given the brand new nature of the building

Net income of \$231,000 per annum* (forecasted)

VICTORIAN RETAIL INVESTMENTS

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*approx ^Based on a single holding basis

