



CBD

Retail Investment

LEASED TO LONGSTANDING CAFÉ

SHOP 3

601 Little Collins Street

For Immediate Private Sale

*Outline Indicative Only



VERY BUSY POSITION IN THE CBD



RARE AND AFFORDABLE INVESTMENT OPPORTUNITY

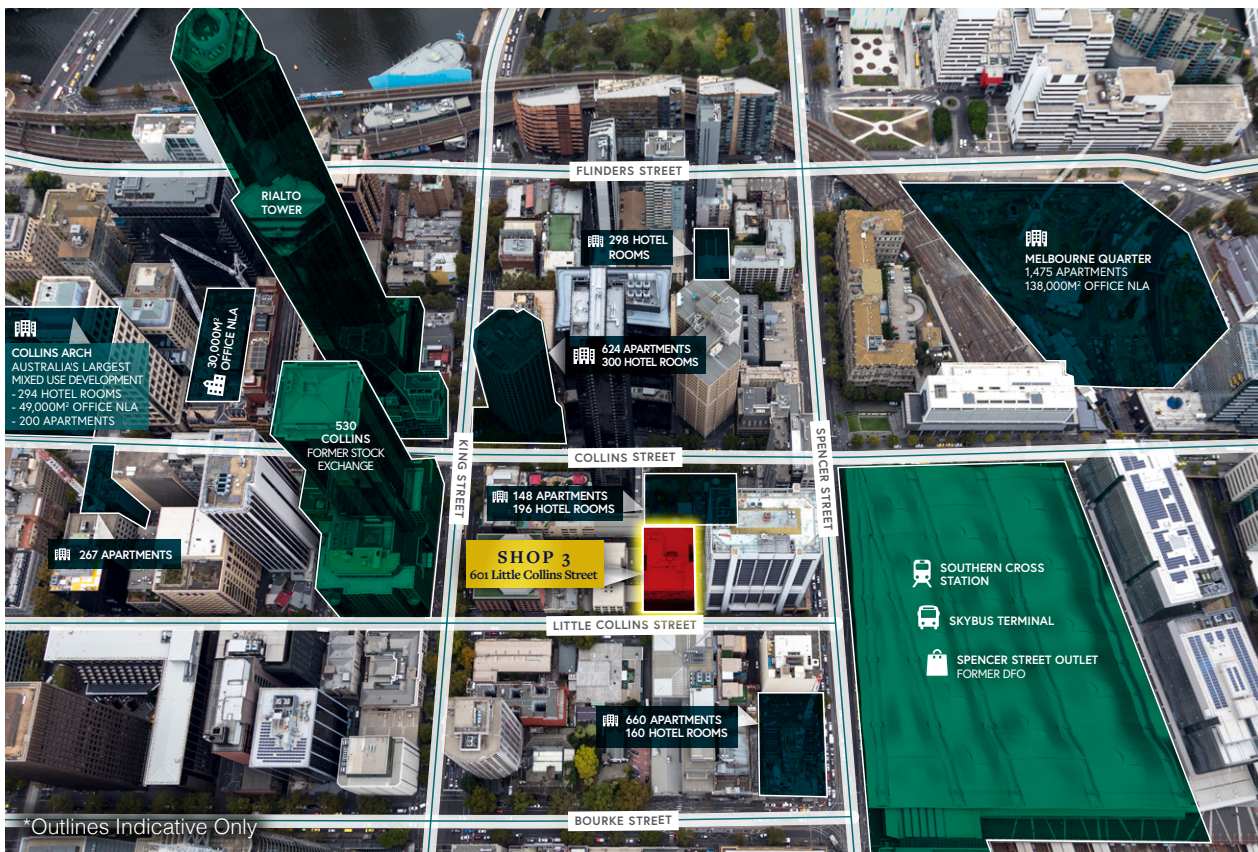


BRAND NEW FITOUT



TIME TO OWN YOUR OWN CBD SHOP!





A bustling ground floor retail investment with a brand new fit out. Time to own your own CBD shop!

An exceptional opportunity to invest in the booming west-end of Melbourne's CBD.

- A high profile ground level CBD retail property
- Leased to established café 'Hugo's Espresso' since 2009 with a brand new fit out.
- 10 year lease with 5+5 year options
- Current net rent of \$62,053 per annum* with 5% annual increases
- Perfectly positioned between major Melbourne office buildings including Rialto Tower, 530 Collins Street and the AMP Tower at Bourke Place
- An incredibly busy precinct within the west end of the CBD within 80 metres* of the Southern Cross Station.
- A rare and affordable CBD retail investment opportunity suitable for first time investor or superannuation buyer!

SHOP 3
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For Immediate
Private Sale

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*Approx.

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SAVILLS MELBOURNE – THE MARKET LEADER IN THE SALE OF MELBOURNE CBD PROPERTY

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