

# Auction Wednesday 20th September 12pm on site



157 Main Street



1 Barrett Lane

**Exceptional Mornington Opportunity –  
2 Shops & Apartment On One Title**





# Absolute Prime Retail Location

157 Main Street and 1 Barrett Lane, Mornington

- > Prominently positioned within hugely successful retail precinct surrounded by a number of Australia's largest retailers
- > Two buildings offered together on one title
- > Combined Rental: \$102,668 per annum plus outgoings
- > Strong rental growth prospects
- > Land Area: 280m<sup>2</sup> approx.
- > Excellent further development and subdivision potential (stca)
- > Rare opportunity within tightly held and highly sought after location
- > **157 Main Street - Biscottini Cafe**
  - Lease term: 3 years
  - Returning: \$64,272 per annum
- > **1 Barrett Lane - Onde Café** (includes 2 bedroom apartment)
  - Lease term: 3 x 3 years
  - Returning: \$37,856 per annum
- > Terms: 10% deposit, balance 60 days

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**F**  
Fitzroys

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