

FIRST TIME OFFERED FOR SALE IN 40 YEARS!

SUPER PRIME

CARLISLE STREET CORNER INVESTMENT

157 CARLISLE STREET, BALACLAVA (CORNER WOODSTOCK STREET)

AUCTION

FRIDAY 20 APRIL
1PM ON-SITE



DIANELLA LANE

WOODSTOCK STREET

34.68M*

6M*

CARLISLE STREET



A PREMIUM CORNER
RETAIL AND RESIDENTIAL
FREEHOLD



GROUND LEVEL RETAIL
TENANCY PLUS FIVE MODERN
TWO-LEVEL APARTMENTS



FULLY LEASED
TO HIGH QUALITY
TENANTS



157 CARLISLE STREET, BALACLAVA

CORNER WOODSTOCK STREET

A PREMIUM CORNER RETAIL AND RESIDENTIAL FREEHOLD

- A classic Carlisle Street corner freehold
- Comprises a 3-level newly redeveloped building
- Ground level retail tenancy plus five modern two-level apartments
- Retail: Brand new 10 year lease commencing December 2017 (in occupation since 1998) + on-site car space
- Residential Tenancies:
 - Fully leased on short-term residential agreements
- Total Income: \$222,937 per annum*
- Incredibly valuable landholding of 219sq m*
- Centrally positioned within one of Melbourne's best performing strip retail locations - Carlisle Street, Balaclava
- One of only very few corners within Carlisle Street, Balaclava
- An unbelievable corner freehold with multiple income streams in a blue-chip retail location!

*Approximate

AUCTION

FRIDAY 20 APRIL
1PM ON-SITE



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