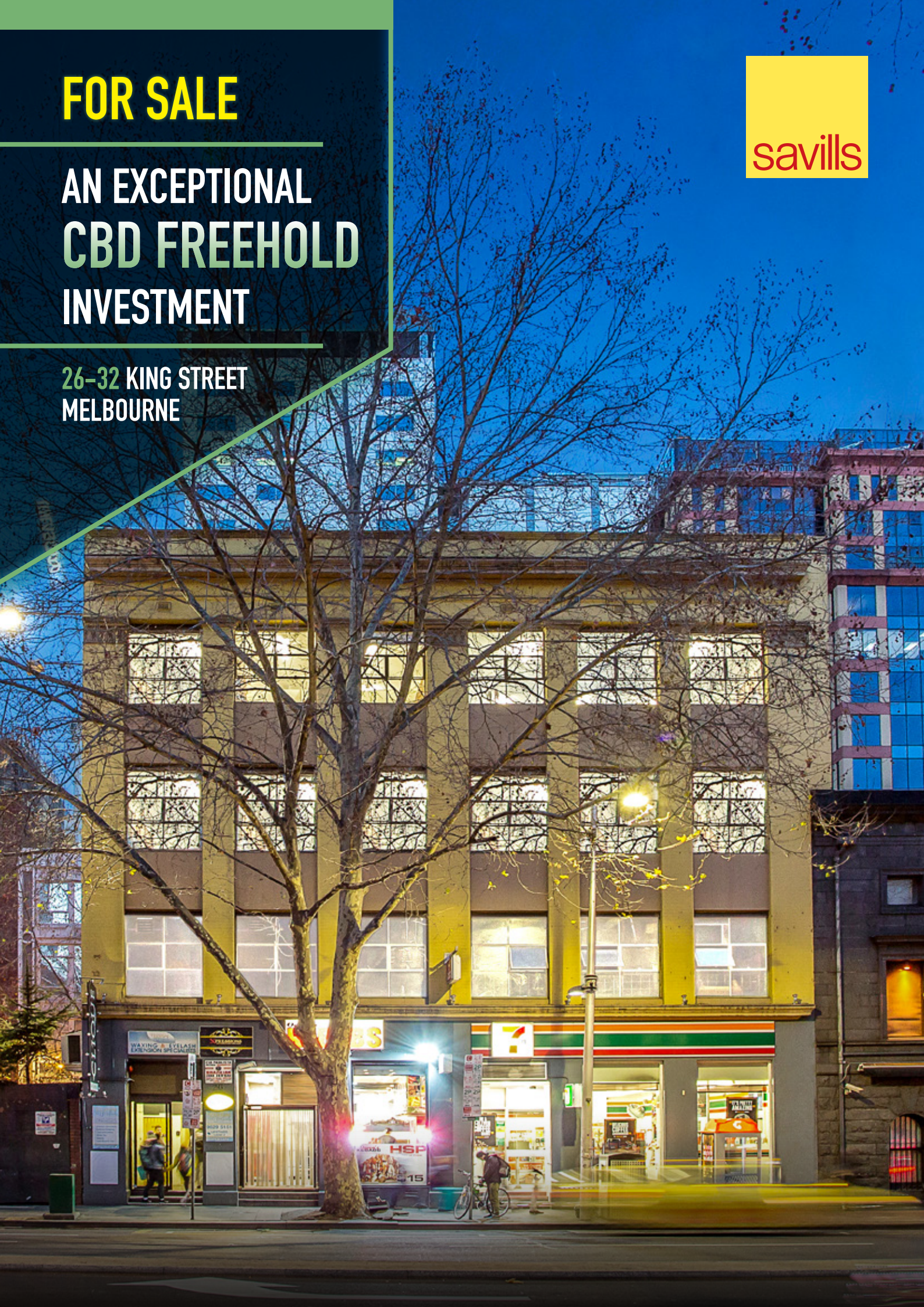


FOR SALE

**AN EXCEPTIONAL
CBD FREEHOLD
INVESTMENT**

**26-32 KING STREET
MELBOURNE**

savills





26-32
KING STREET
MELBOURNE

FOR SALE

A HIGH QUALITY INVESTMENT OPPORTUNITY WITH HUGE UPSIDE!

- » A substantial 5-level retail and office building of 1,200sq m*
- » Prime landholding of 304sq m* with significant future development potential
- » Leased to a range of quality retail/office tenants including 7-Eleven
- » Current Net Rental: \$352,399 per annum* + outgoings & GST
- » Obvious rental upside, refurbishment and value-add potential
- » Situated within Melbourne's booming western core, currently experiencing a huge influx of development and investment
- » Positioned within Melbourne's vibrant 24-hour entertainment precinct, close to Crown Casino
- » A short walk to Southern Cross Train Station

*Approx.



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