

# IDEAL CITY FRINGE

## CORNER INVESTMENT

592-596  
SMITH STREET  
CLIFTON HILL



SMITH STREET

ALEXANDRA PARADE



**FOR SALE**  
BY PUBLIC AUCTION

WEDNESDAY 27 JUNE  
AT 12 NOON ON-SITE

\*Outlines Indicative Only



592-596  
SMITH STREET  
CLIFTON HILL

COVETED CORNER  
LOCATION WITH  
NATIONAL OCCUPIER

- » Prime corner retail freehold
- » Valuable corner landholding of 529sq m\*
- » Two street frontages of almost 50 metres\* plus rear laneway access
- » Commercial 2 Zoning
- » New 5 + 5 year lease from November 2017
- » Current net rental of \$126,531 pa\*
- » Occupied by Petstock with over 155 locations across Australia
- » High exposure location with over 74,000 vehicles passing daily^

\*Approx.

^ <https://vicroadsopendata-vicroadsmaps.opendata.arcgis.com/datasets/traffic-volume>



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INTERNAL VIEW



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