

4 AUCTIONS FRIDAY 8TH DECEMBER FROM 1PM ON SITE



THE HARDWARE STREET CBD COLLECTION

116, 118, 120 & 122 HARDWARE STREET, MELBOURNE

4 AFFORDABLE INVESTMENTS TO BE OFFERED SEPARATELY



David Bourke 0407 705 755
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360 Collins Street Melbourne

**EMMETTS
REAL
ESTATE**

Charles Emmett 0402 358 069
Andrew Milligan 0412 559 992
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Level 5, 140 Bourke Street, Melbourne



116 Hardware Street, Melbourne

- > Tenant: JK Legal
- > Rental: \$58,620 pa (Gross)
- > Lease: 3 + 3 year
- > Commencement date: November 2016



118 Hardware Street, Melbourne

- > Tenant: The Hardware Societe Pty Ltd
- > Rental: \$54,080 pa + outgoings
- > Lease: 5 + 5 year
- > Commencement date: June 2016



120 Hardware Street, Melbourne

- > Tenant: The Hardware Societe
- > Rental: \$62,400 pa (Gross)
- > Lease: 5 + 5 year
- > Commencement date: June 2016



122 Hardware Street, Melbourne

- > Tenant: True Thai Massage
- > Rental: \$77,781 pa + outgoings
- > Lease: 5 years
- > Commencement date: November 2016

THE HARDWARE ST CBD COLLECTION

116, 118, 120 & 122

HARDWARE STREET, MELBOURNE

- > Affordable CBD investments within Melbourne's renowned restaurant, café & lifestyle precinct
- > Central CBD location close to Melbourne Central & within the heart of the booming CBD residential population
- > High levels of development underway nearby attracting further visitors and residents to the CBD



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