

Auction Friday 1 June at 1pm on site



Super Prime Ivanhoe Trophy Investment

137-139 Upper Heidelberg Road, Ivanhoe

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First Time Offered In 60 Years!

137-139 Upper Heidelberg Road, Ivanhoe

- > Exceptional investment located in the heart of one of Melbourne's most successful and highly valued retail precincts
- > Landmark two storey freehold of 505m² approx. comprising 2 shops and first floor gym
- > Land area of 263m² with frontage of 13.33 metres approx.
- > 5 year leases to Laurent Bakery, Romano's Restaurant and Vision PT
- > Returning \$218,000 per annum approx.
- > Brilliant position surrounded by national tenants and constant pedestrian traffic
- > Property adjoins Ivanhoe Plaza anchored by Coles and Liquorland
- > This is a rare opportunity to secure an iconic property with an excellent tenant profile, significant passing income and strong future upside



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All dimensions are approximate. Particulars herein are for information only and do not constitute any representation by the owner or the agent