

# PRAHRAN WAREHOUSE PRIMED FOR DEVELOPMENT

MELBOURNE CBD  
4.5KM\*

\$60+ MILLION  
CATO SQUARE PROJECT

35-39  
CLIFTON STREET  
PRAHRAN

CHapel STREET RETAIL PRECINCT

ANCHOR CECIL  
9 LEVEL  
PERMIT APPROVED  
APARTMENT DEVELOPMENT

FOR IMMEDIATE  
PRIVATE SALE

\*Outlines Indicative Only

savills



35-39  
CLIFTON STREET  
PRAHRAN



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PERMIT APPROVED  
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# RARE OPPORTUNITY

## TO SECURE A BLUE-CHIP SITE WITH SHORT TERM INCOME

**35-39 CLIFTON STREET, PRAHRAN**



Significant landholding of 470sq m\*



Prominent frontage of over 14m\*



Favourable Activity Centre Zoning supporting development of 8+ levels (STCA)



Strong short term holding income of \$62,404pa\*



Leased to renowned local retailer Emma & Tom Foods Pty Ltd



Ideally positioned 100m\* from the iconic Chapel Street retail strip



Direct proximity to Prahran Train Station, together with trams operating along Chapel Street and High Street



Surrounded by numerous successful development projects reflecting strong demand for apartments in the immediate locale

\*Approx.



NEARBY ICONIC CHAPEL STREET



The ultimate lifestyle location in the highly desired suburb of Prahran

## FOR IMMEDIATE PRIVATE SALE

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### SAVILLS MELBOURNE - THE MARKET LEADER IN THE SALE OF MELBOURNE DEVELOPMENT SITES

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