

2 4 7

JOHNSTON STREET

FITZROY

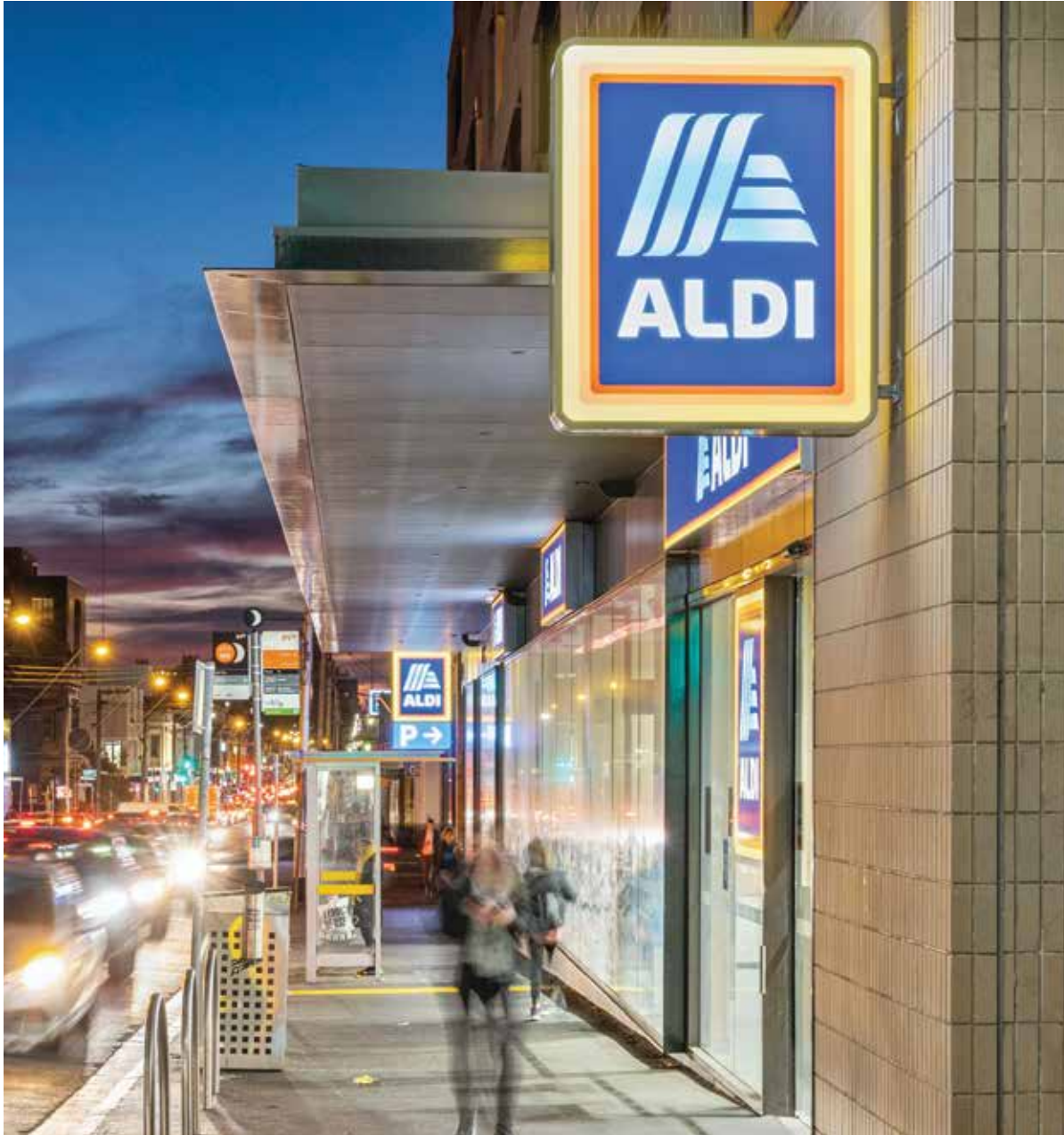


AUCTION

FRIDAY 20 AUGUST 2021 AT 12PM ON-SITE

teskacarson





Supermarket

Outstanding opportunity to secure new ALDI supermarket, located in the heart of cosmopolitan Fitzroy, within the LYRIC Apartment building comprising 150 luxury apartments.

With over 10,000 store locations around the world and 60 years of experience to go with it, ALDI's story is a tale of unrivalled success. Since opening its first store in 1913, it has grown to become the 4th largest supermarket chain in the world and established itself as one of the most reputable and awarded retailers in the international business market.

The ALDI Australian expansion has and continues to grow rapidly from day one of their debut store in 2001, to building a presence of over 500 stores nationally. ALDI has come to be one of the top 10 Australian retailers.



BUILD AREA: 1,402M² + 49 CAR SPACES



LEASE: 10 + 10 + 10 YEARS



**SUBSTANTIAL INCOME
(INCREASING DECEMBER 2021)**



ANNUAL RENT INCREASES



SIGNIFICANT DEPRECIATION BENEFITS



POTENTIAL FUTURE CAR PARK REVENUE



Location Amenity

CBD

1.5 km – 17 min walk / 4 min drive

University of Melbourne

1.5 km – 17 min walk / 4 min drive

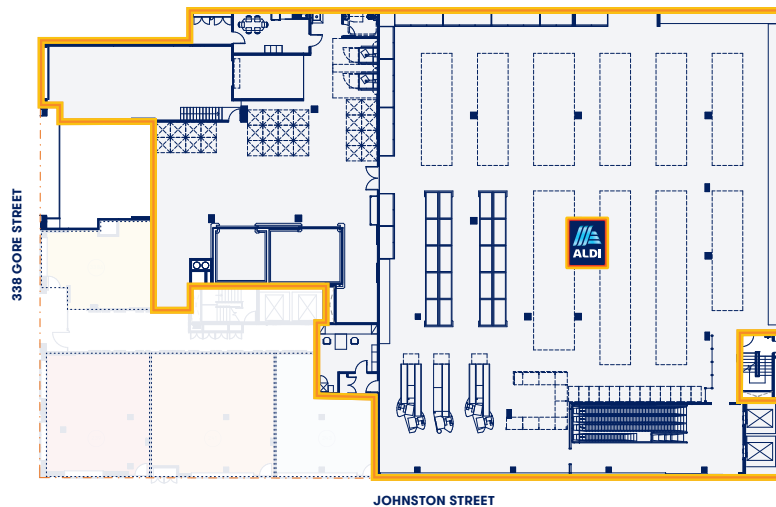
Carlton Gardens

1.1 km – 10 min walk / 2 min drive

Smith & Brunswick Streets

60m-400m – 1-5 min walk, 1 min drive

Ground Floor



teskacarson

To request an information memorandum please contact:

ADRIAN BOUTSAKIS 0433 138 768

aboutsakis@teskacarson.com.au

LARRY TAKIS 0418 844 558

ltakis@teskacarson.com.au

Teska & Carson and/or their agents, for themselves and for the vendor of this property for whom they act, give notice that, (i) all information given in relation to this property, whether contained in this document or given orally, is given without responsibility, (ii) intending purchasers should satisfy themselves as to the truth or accuracy of all information given by their own inspections, searches, inquiries, advices or as is otherwise necessary, (iii) no person in the employment of Teska & Carson has any authority to make or give any representation or warranty. (iv) images used are Artist Impressions.