



## South Yarra's Pre-eminent Entertainment Venue

For Sale  
Contact Agent  
Expression of Interest

Hotel/Leisure • Retail

141-145 Commercial Road, South Yarra, Vic 3141

**Floor Area:**

1,434 m<sup>2</sup>

**Land Area:**

530.00 m<sup>2</sup> (approx)



## Property Description

---

- **10yr lease agreement with fixed increase**
- **Multiple trading spaces**
- **Late night liquor licence**

Colliers International are pleased to offer 141-145 Commercial Road, South Yarra, site of the pre-eminent venue The Emerson, for sale by Expressions of Interest closing on Thursday 5th September 2019 at 3pm.

The Emerson is a state of the art entertainment venue with the benefit of a late night licence and multiple trading spaces.

Leased for a 10 year term plus options, and fixed rental increases, the Emerson is the definition of a secure investment.

Positioned on approximately 530sqm of land with a building area of 1,434sqm with views back to the city from the rooftop deck.

Offered for the first time since the venue was established and with the benefit of a new lease agreement, this is your opportunity to acquire a state of the art investment in the ever popular South Yarra precinct.

Please contact the exclusive agents below for further information.

Guy Wells  
0405 612 416

Oliver Hay  
0419 528 540

141-145 Commercial Road, South Yarra, Vic 3141



**Oliver Hay**  
0419 528 540

**Guy Wells**  
0405 612 416