



## Red Hot Shop & Dwelling Investment

Retail

336 Clarendon Street & 49 Emerald Hill Place, South Melbourne, Vic 3205

**Floor Area:** 260 m<sup>2</sup>

### Property Description

- **Premier Double Storey Building**
- **4 + 4 year lease to Red Cross**
- **Impressive 3 Bedroom Residence**

Fitzroys is delighted to offer this prime shop and dwelling investment located at 336 Clarendon Street & 49 Emerald Hill Place, South Melbourne for sale

Key features of this investment include:

- Prominent two storey building in South Melbourne's premier retail precinct
- Ground floor retail: 4 x 4 year lease to 'Australian Red Cross'
- Separate impressive 3 bedroom residence with outdoor terrace
- Total income: \$125,888 per annum
- Land area: 207m<sup>2</sup> with on-site car parking
- Direct access to the Melbourne CBD and surrounding suburbs via tram, rail and road
- Rare opportunity to secure solid investment in iconic Emerald Hill precinct
- Popular inner city location close to all amenity including the South Melbourne Market, Albert Park Lake and the Melbourne Sports & Aquatic Centre

**Sold**

Contact Agent

Sold: Wed 05-Dec-18

### Additional Details

#### Tenure Type

Tenanted  
Investment



**James Lockwood**

0402 824 441

**David Bourke**

0407 705 755

**Fitzroys - Melbourne**

Level 27, 360 Collins Street, Melbourne Vic 3000