



## THE ULTIMATE EAST MELBOURNE OPPORTUNITY

Offices • Retail • Other

86-90 Jolimont Street, East Melbourne, Vic 3002

**Floor Area:** 1,209 m<sup>2</sup>

**Land Area:** 1114.00 m<sup>2</sup> (approx)

**Sold**

Contact Agent

Sold: Wed 30-May-18

### Property Description

- **OPPOSITE YARRA PARK & MCG**
- **TRIPLE STREET FRONTAGE OF 96M\***
- **INVEST. OCCUPY. DEVELOP.**

Colliers International is pleased to present the exclusive opportunity to secure an incredible East Melbourne asset with the following key attributes:

- Exceptional and tightly held location in East Melbourne's historic sporting precinct, just moments from the Melbourne CBD and metres from the famous MCG
- Expansive commercial office building of 1,209m<sup>2</sup>\* and nineteen (19) secure car spaces
- Significant site area of 1,114m<sup>2</sup>\* with three (3) frontages of 96m\*
- First time offered to the market in over 30 years
- Current building improvements incorporate a combination of open plan office space, partitioned offices, meeting rooms and reception rooms, which benefit from natural light from three sides
- Offered with vacant possession, providing excellent flexibility for investors, occupiers or developers
- Rare development opportunity, suiting high-end apartments, townhouses, hotel or office (STCA)
- An idyllic East Melbourne location with leafy surrounds including Fitzroy Gardens, Carlton Gardens, and the Royal Botanic Gardens, as well as being directly opposite Yarra Park and the MCG
- Direct pedestrian access to the CBD and multiple transport hubs including



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