

# Auction

Thursday 5 March, 12pm on site



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## Dominant Café Investment

### 449 High Street, Northcote

- › Positioned within one of Melbourne's most sought after retail and lifestyle precincts
- › Immaculately presented building of 230sqm\*
- › Commanding corner street frontage of 26.7 metres\*
- › 7 x 7 x 7 year lease to highly regarded café operator trading as Bicycle Thieves
- › Returning \$100,785 per annum plus outgoings and GST
- › Located within the heart of the most densely populated section of High Street, surrounded by multiple residential towers providing an endless stream of foot traffic
- › Situated amongst a range of quality retailers and eateries and close to Coles, Kmart and Aldi
- › Metres from train station and opposite tram stop
- › Rare opportunity to invest in a thriving location with a proven track record for strong capital growth.

\*All dimensions are approximate. Particulars herein are for information purposes only and do not constitute any representation by the owner or the agent.