

FIRST TIME  
OFFERED IN OVER

50  
YEARS

PRIME

# City Fringe CORNER

268-276 VICTORIA STREET  
NORTH MELBOURNE



FOR PRIVATE SALE

\*Outlines indicative only



savills



268-276 VICTORIA STREET  
NORTH MELBOURNE

## Sensational development or investment opportunity in one of Melbourne's most sought-after locations

- Ideal corner landholding of 473sq m\*
- Valuable 65m\* frontage to Victoria and Cobden Streets with rear lane access
- Capital City 5 Zoning supporting mixed-use development
- Current rental income of \$142,405 per annum with significant growth potential
- Perfectly positioned for uninterrupted CBD views from a future project
- Unrivalled city fringe location directly opposite the Queen Victoria Market (about to undergo \$250m\* revitalisation)
- Easy walking distance to University of Melbourne, RMIT, Flagstaff Gardens and Melbourne's major hospital precinct
- A spectacular development, investment or landbanking opportunity in Melbourne's busiest tourist and student location

**FOR PRIVATE SALE**

\*Approx.



WOO GA RESTAURANT



HALLAH RESTAURANT



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**SAVILLS MELBOURNE THE MARKET LEADER IN THE SALE OF MELBOURNE COMMERCIAL PROPERTY**

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