



**Cnr Johnston Street & Nicholson Street, Fitzroy VIC 3065**

## Brand new 15 year lease plus...

A substantial corner city fringe land holding with a brand new 15 year lease.

Located at the intersection of Johnston and Nicholson Streets providing ease of access and egress. This property provides a secure long term investment with strong rental growth an superior long term development potential.

- Term: 15 years + 3 x 5 year options;
- Current rental of \$195,000 p.a. net (approx) plus GST;
- 4% annual increased;
- Land area: 1,561 sqm (approx);
- Zoned Business 1;
- Tenant pays all outgo

Retail  
FOR SALE

1561sqm



**Stephen Bolton**

+61 419 323 997

stephen.bolton@ap.jll.com