

SALES ANALYSIS

446 Collins Street, Melbourne

SUPERB COLLINS STREET INVESTMENT WITH UPDATE



PROPERTY DESCRIPTION

This outstanding office building occupies a high-profile location on the corner of Collins Street and Gurners Lane, approximately 30 metres east of the Collins and William Streets' intersection.

446 Collins Street, Melbourne is a 12 level building comprising a lower ground restaurant, ground level retail and 11 upper levels of office accommodation.

The building also comprises a ground floor lobby area which has undergone a renovation over the last few years.

PROPERTY DETAILS

Property Type:	Commercial and Retail Investment
Net Lettable Area:	2,617 sqm (approx.)
Street Frontage:	26 metres to Collins Street
Zoning:	Capital City Zone
Occupancy:	81% leased to established retail and commercial tenants.

INCOME DETAILS

No of Tenants:	13
Tenancy Mix:	70% Commercial 30% Retail
Passing Net Income:	\$1,401,838 per annum
Fully Leased Income:	\$2,049,438 per annum

CAMPAIGN SYNOPSIS

Sale Type:	Private Sale
Buyer Calls:	63
Inspections:	15

AGENT COMMENT

'This exceptional, multi-level office building provided a rare opportunity to a strong investor market to secure a quality CBD commercial investment on Collins Street.'
- Joseph Walton (Director)

TRANSACTION DETAILS

Sale Date:	1 March 2015
Sale Price:	\$33,764,000
Yield:	4.15% net yield (passing net income) 6.06% net yield (fully leased income)
Rate sqm (NLA.)	\$12,901 psm (approx.)
Client:	Private Owner
Purchaser:	Private Investor

THINKING OF SELLING?

CALL US TODAY!

Joseph Walton 0417 309 347