

# CBD Dress Circle Redevelopment Opportunity

QUEEN STREET



123-133 Peel Street  
North Melbourne

FLAGSTAFF  
GARDENS

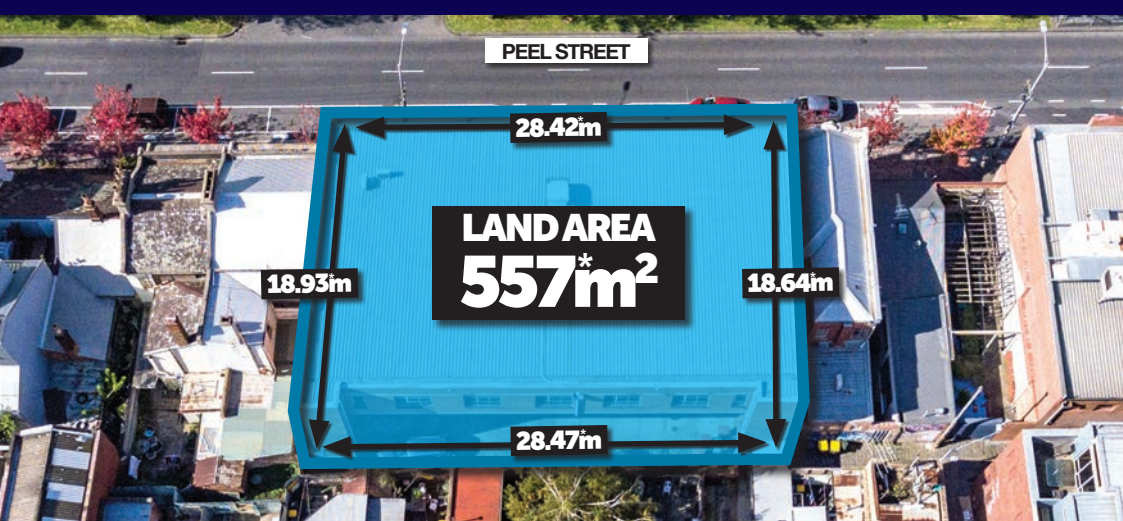
KING STREET



AGENTS IN CONJUNCTION



FOR SALE VIA EXPRESSION OF INTEREST  
Closing Thursday 11th November 2021 at 4:00 pm



**KEY PROPERTY HIGHLIGHTS**

- Exceptional City Fringe Location
- Mixed Use Zoning
- Existing Short Term Income
- Freehold Title
- Prominent Street Frontage
- Exceptional Land Holding

**Significant, Landmark Development Site (S.T.C.A.)  
With Existing Income and Enormous Potential**

Comprising of a 2 level Office/Retail premises with a building area of 716\*m<sup>2</sup> on a land area of 557\*m<sup>2</sup>, this substantial holding with a wide frontage to Peel Street is being sold for the first time since the property's construction.

An exceptional Melbourne CBD fringe location offering immediate access to Queen Victoria Market, RMIT, Melbourne University and Melbourne's tram, train and road network.

- Prominent street frontage to Peel Street
- Massive Development Upside - (S.T.C.A.)
- Freehold Title
- Mixed Use Zone
- Strategically located at the 'Door Step' of Melbourne's CBD and Queen Victoria Market Precinct

Boundaries shown are indicative only AGENTS IN CONJUNCTION \*Approximately



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