

For Sale

167 Victoria Avenue ALBERT PARK

Description	Lessee	Lease Expiry	Option	Rental income \$/pa	Rent Review
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Location

Description

Allard Shelton is proud to present 167 Victoria Avenue, Albert Park. An exceptional retail investment opportunity in one of Melbourne's most tightly held bayside precincts.

This two-storey freehold property offers 120 sqm* of space with 6.5m* retail frontage on Victoria Avenue, rear access via Bleakhouse Lane, and generates \$86,500 in annual income. It also includes rear development land, offering strong potential for investors, owner-occupiers, and developers.

Positioned in the heart of a thriving retail village, the property enjoys excellent exposure with retail frontage to bustling Victoria Avenue. Surrounded by a host of established and successful long-standing businesses, this location continues to be one of Melbourne's most sought-after retail strips.

Key features include:

- * Double-storey building with prominent street presence
- * Total building area: 120 sqm*
- * Secure annual rental income of \$86,500
- * Rear access via laneway
- * Significant potential for refurbishment or future owner-occupation
- * Located in a vibrant, high-foot-traffic retail hub

Don't miss this rare opportunity – we highly recommend your consideration of this premier retail investment.

Outgoings: Payable by the Lessee
Land Area: 263 sqm
Zoning: Commercial 1
Parking Comments:
Sale Terms:

For more information please contact

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