



SOUTH MELBOURNE

436 Clarendon St

Property ID: 500854619

COMPLETE THE PICTURE!

- Ideal "work + live" opportunity
- Huge Potential to Add Value
- Optional 3 year lease back available

Kelly & Kelly Property is excited to present a unique property that promises a blend of heritage charm and modern potential. This double-storey Victorian treasure is poised for a transformative touch to realise its full value.

Property Highlights:

- * Land Area: Approximately 101m²
- * Building Size: Approximately 200m² across two levels, offering ample room for both commercial and residential designs.
- * Zoning: Desirable Commercial 1 zoning.
- * Investment Potential: Optional 3 year leaseback at ~5.5% return (~\$70k pa)
- * Panoramic Rooftop Views: Unwind or entertain on the rooftop deck with amazing views.
- * Convenient Rear Access: Laneway access provides additional flexibility and convenience.
- * Easy living: Recently renovated bathroom and attic room

Prime Location: Strategically situated at the southern end of Clarendon

KEY INFORMATION:

Property Type:	Retail, Office, Medical / Consulting
Showroom:	200 sqm approx
Total m²:	200 sqm approx
Land Area:	101 sqm approx
Price:	\$1,250,000 + GST
Car Parking:	Off street parking via rear laneway
Availability:	Now

CONTACT AGENT:

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Disclaimer: The information contained here in has been obtained from sources we deem to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.



FOR SALE

Street, near the Melbourne Sports and Aquatic Centre (MSAC) and Albert Park Lake, this property stands as one of five historic Victorian-era edifices opposite the esteemed Coppersmith Hotel, surrounded by thriving boutique businesses and premium residential dwellings.

Opportunity Awaits: Seize the chance to infuse your vision into a property with significant groundwork already laid, requiring only the final touches to realise its full potential. It's an ideal prospect for businesses seeking a prestigious ground floor presence with the flexibility to transform the upper levels into residential spaces or other creative uses. The bathroom and attic have been recently renovated.

Investment Potential: Optional 3-year leaseback at approximately 5% return (\$70k per annum lease) or take vacant possession.

Desirable Amenities: This coveted spot is within a leisurely stroll to a suite of amenities, making it a highly sought-after location for those desiring an urban retreat or a strategic business locale.

Whether you're seeking a strategic business location or a distinctive inner-city retreat, this property represents an unparalleled opportunity to capitalize on its existing foundation and prime position.

Contact Kelly & Kelly Property today to secure your chance to explore the potential of this remarkable property.

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