

# 3 Prime Investments

Shops 1-4, 16-18a Main Street

*Mornington*

PUBLIC AUCTION WEDNESDAY 15 DECEMBER 2021 AT 1PM ON-SITE (OFFERED AS 3 LOTS)





Vinci Carbone Property & Russell Murphy Real Estate are pleased to be able to offer for sale these three (3) magnificent retail investments situated on Main Street, Mornington in the heart of the Mornington Peninsulas most vibrant retail and tourist precinct.

The three (3) investment opportunities are all offered with 10 year leases from 2019 to thriving eateries that are well patronised by locals and visitors to the Mornington Peninsula.

The properties form part of the award winning Miramar Building which was completed in 2019 which includes ground floor retail and 26 exclusive apartments above with a roof top resident recreation area and basement parking for all occupants.

Retail investments rarely become available in this tightly held location hence this is an opportunity for astute and discerning investors.

### Lettable Areas

16 Main Street (Shop 1)	136 sqm*
16a-18 Main Street (Shops 2 & 3)	236 sqm*
18a Main Street (Shop 4)	250 sqm*



10 year leases from 2019



### Tenants

Well patronised businesses



### Car Parking

Basement parking is available for 5 cars



### Tax depreciation benefits



### Position

Prominent corner position



TIO TAPAS Y VINO  
RETURNING  
\$108,736 PA\* (NET)



OKAMI  
RETURNING  
\$180,680 PA\* (NET)



LA SORELLA  
RETURNING  
\$200,461 PA\* (NET)





Public Auction Wednesday 15 December 2021 at 1pm on site (offered as 3 lots). The terms of sale are 10% deposit payable upon the signing the Contract of Sale, with the balance payable in 60/90 days.

## Exclusive Selling Agents

**Russell Murphy**  
**Russell Murphy Real Estate**

M: 0407 839 184

E: [russell@russellmurphyrealestate.com.au](mailto:russell@russellmurphyrealestate.com.au)

**Frank Vinci**  
**Vinci Carbone**

M: 0418 375 375

E: [fvinci@vincicarbone.com.au](mailto:fvinci@vincicarbone.com.au)

**Joseph Carbone**  
**Vinci Carbone**

M: 0418 351 316

E: [jcarbone@vincicarbone.com.au](mailto:jcarbone@vincicarbone.com.au)

