

Nelson Alexander



**Shop 3/166 Albert Street, East
Melbourne VIC 3002**

Available
Contact Agent

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Nelson Alexander Commercial are delighted to offer For Private Sale this blue-chip East Melbourne investment opportunity. Located at the base of the stylish Tribeca Apartment Complex and leased to award winning and hugely popular "Life's Too Short Bar" this is a fantastic investment opportunity for the astute investor. East Melbourne is one of Melbourne's most affluent suburbs and this securely tenanted investment with a long lease and excellent rent return is the perfect "set and forget" asset to add to your portfolio. Property Features: • Zoned Mixed Use • Floor Area 95m² (approx.) • Long Term Lease • Blue Chip East Melbourne Location • Excellent Rental Yield • Lease Term 3 Years (+3) • Lease Start Date 29/08/23 • Award Winning Tenant (Life's Too Short Bar) • Public transport at your doorstep and a stone's throw to the CBD • Fantas...

3/166 Albert St, East Melbourne

