



For Sale

## 37 Langridge Street, Collingwood VIC





## PRIME LICENSED INVESTMENT

This boutique hospitality property is located at the street level of Holme, a beautifully crafted residential development designed by renowned architects John Wardell Architects. The property is brilliantly located in close proximity to vibrant Smith and Gertrude Streets and features polished concrete flooring, a classic brick façade and north-facing New York style steelwork windows.

Feature include:

- > 5-Year Lease (just renewed) to established Collingwood hospitality operator Code Pizza - led by renowned Italian pizza maker Alessio Albano (ex D.O.C chef)
- > Urban List - Top 10 Best Pizzas in Melbourne 2024
- > Net annual income of \$60,000\* + GST + outgoings
- > Fixed 3% annual increases
- > Prime 110sqm\* premises
- > Permit for liquor licence (85 patrons)
- > 3-phase power
- > Secure undercover car space (1) and dry store also on title
- > Stunning fitout by IF Architecture
- > Located in a major development precinct of Collingwood with significant residential and commercial development not only in Holme but in the immediately surrounding buildings.

This is a quality property, and partnered with this high calibre tenant, presents itself as a once in a lifetime investment opportunity.

For further information or to arrange an inspection contact the exclusive sales agents  
MIGLIC DEAN

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|---|---------------------------|
| <b>Contract type</b>                      | Sale                      |
| <b>Property Type</b>                      | Hotel/Leisure, Commercial |
| <b>Price</b>                              | CONTACT AGENT             |
| <b>Katherine Dean<br/>Owner Principal</b> | 0437 254 462              |
| <b>Richard Miglic<br/>Owner Principal</b> | 0418 556 900              |