



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

Contract type	Sale
Property Type	Hotel/Leisure, Commercial
Price	CONTACT AGENT
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