



Gross Waddell ICR

403 St Kilda Road
Melbourne



For Sale

Expressions of Interest closing
Thursday 6th August at 3pm

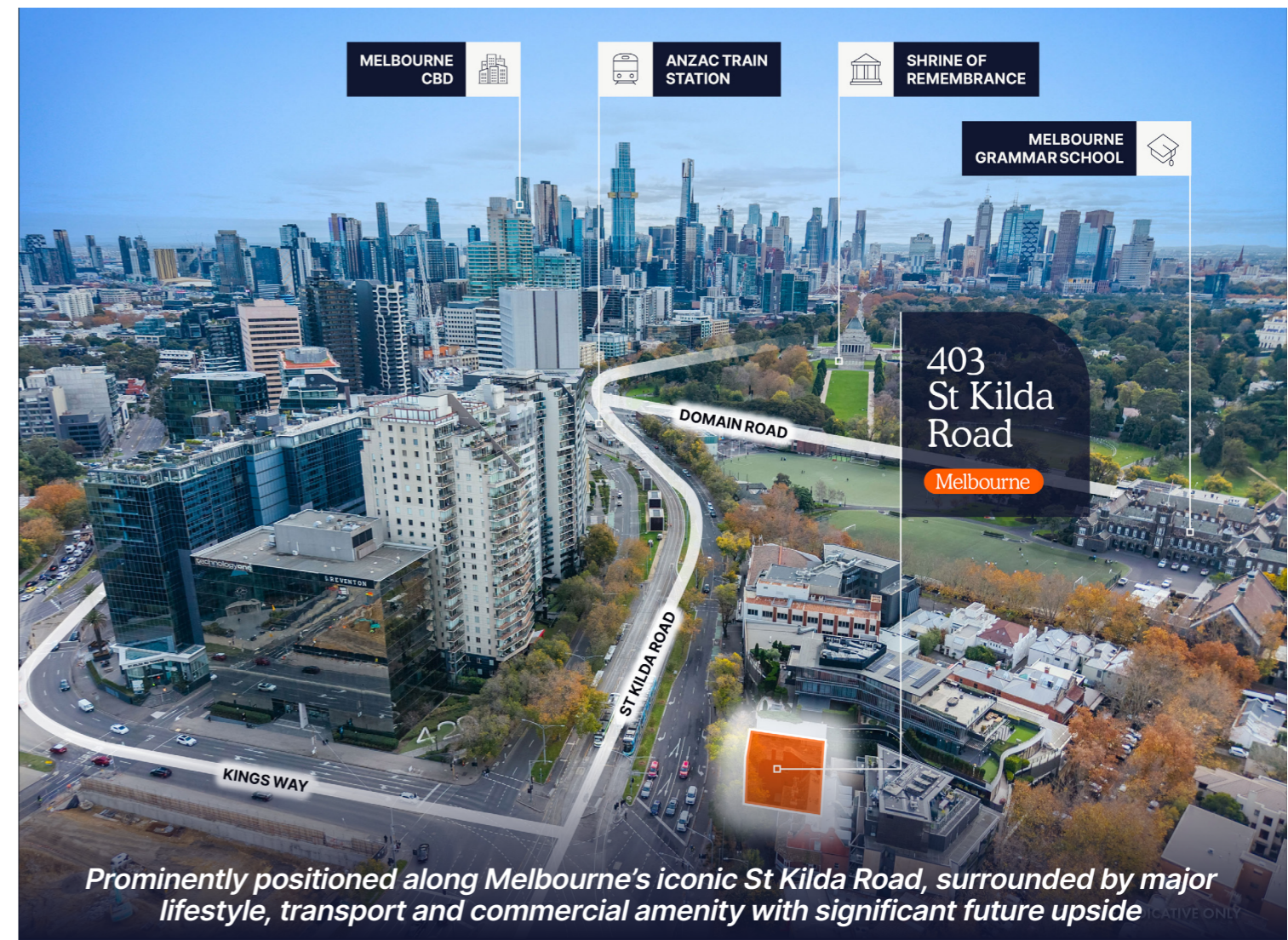
Boutique

St Kilda Road Freehold

Gross Waddell ICR is pleased to offer for sale via Expressions of Interest 403 St Kilda Road, Melbourne.

Comprising two retail shops, two expansive three bedroom Art Deco apartments and valuable rooftop space, the property presents a rare, fully leased mixed-use freehold in one of Melbourne's most prestigious and tightly held city fringe locations.

Offering strong holding income, character filled improvements and significant future value add potential, the property provides scope for refurbishment, repositioning, rental growth and future development outcomes.



Prominently positioned along Melbourne's iconic St Kilda Road, surrounded by major lifestyle, transport and commercial amenity with significant future upside

Key Highlights



Positioned within Melbourne's premier city fringe precinct



Fully leased mixed-use investment with a combined rental income of \$157,463 p.a. as of 1/8/26



Comprising two retail premises, two expansive three bedroom Art Deco apartments & valuable rooftop space



240 m²* Commercial 1 Zone landholding with rear access via R.O.W.



Significant value add potential through refurbishment, rental growth or redevelopment (STCA)



Exceptional connectivity to Melbourne CBD, South Yarra, Albert Park Lake, Fawknor Park, Chapel Street & Anzac Station

Tenancy Schedule

*Approximate

Address	Tenant	Building Area*	Rent p.a.*	Lease Term	Lease Comm.	Options	Reviews
403A	Spence & Larder	87 m ²	\$52,644 as of 1/8/26	5 yrs	1/8/22	5 yrs	4% / Market at option
403	B Convenience	73 m ²	\$47,713	3 yrs	24/5/26	3 yrs	CPI
Unit 1	Residential	105 m ²	\$28,416	1 yr	18/6/26	Nil	Nil
Unit 2	Residential	105 m ²	\$28,690	1 yr	23/6/26	Nil	Nil



Gross Waddell ICR

Every angle covered.



Method of Sale

For Sale via Expressions of Interest closing Thursday 6th August at 3pm

Sale Terms

10% Deposit and 30/60 days settlement or by negotiation.

EXCLUSIVE SELLING AGENTS



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