

# SYLVANIA HOTEL

MELBOURNE



Disclaimer: All site utilisation, land area and car park values, hotel locations, and outlines are approximate. Some images may not reflect current improvements and may not include recent Dan Murphy's and other alterations. All map data © 2021 Google.

VALUATION	\$13,400,000
NET RENT	\$738,178
CAPITALISATION RATE	5.51%
LAND AREA	9,941m <sup>2</sup>
BUILDING TO LAND UTILISATION	27.23%
CAR SPACES	178
RETAIL LIQUOR OUTLET	BWS
ACQUISITION COST	\$5,377,000

All information is as at 31 January 2021 and all areas are approximations only.