

Just Listed



## 3 Central Bvd, Port Melbourne

### PORT MELBOURNE PREMIER CAFÉ, RESTAURANT & BAR

NSL Property Group is pleased to present 3 Central Boulevard Port Melbourne For Sale via an Expressions of Interest campaign closing Thursday 31st July 2025 at 3pm (unless sold prior).

This prominent city fringe café/restaurant & bar sits within a premier commercial precinct and is ripe for the astute occupier or investor.

Trading as Portside Deli for almost 30 years, the property is positioned in an established and exclusive precinct of Port Melbourne, close to the West Gate Freeway and Lorimer Street interchanges. The property offers flexible Commercial 2 Zoning.

Key Features include:

- Total Land Area: 196 sqm
- Total Building Area: 196 sqm
- Prime Corner Exposure
- Ample On Street Carparking
- Securely Located Within Established Business Park With National Tenants
- Rare Liquor Licensed Premises
- Occupy, Invest or Re Purpose (STCA)
- Available Now

For further information on this asset or to discuss your Port Melbourne property requirements contact NSL Property Group:

 4  196 m2

**Price** Contact NSL Property Group  
**Property Type** Commercial  
**Property ID** 304  
**Land Area** 196 m2  
**Office Area** 196 m2

#### AGENT DETAILS

Guy Naselli - 0413 750 744  
Jackson Brenchley - 0431286661

#### OFFICE DETAILS

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