

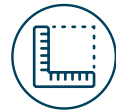
403 - 405
OLD GEELONG
ROAD
HOPPERS CROSSING

EXECUTIVE SUMMARY



Address

403-405 Old Geelong Road
Hoppers Crossing



Site Area

3,621 sqm*



Location

- + Port of Melbourne - 20 minutes
- + Melbourne CBD - 30 minutes
- + Tullamarine Airport - 32 minutes
- + Avalon Airport - 28 minutes



Tenant

WestSide Car City



Income

\$75,000 pa net*



Zoning

Industrial 1 Zone Under City of Wyndham
Planning Scheme



Local Government

Wyndham City Council



Method of Sale

For sale via on-site public auction
commencing Thursday 24th November
2022 at 12pm.

Exclusive Agents

Steve Jones

+61 412 836 105
steve.jones@au.knightfrank.com

Joel Davy

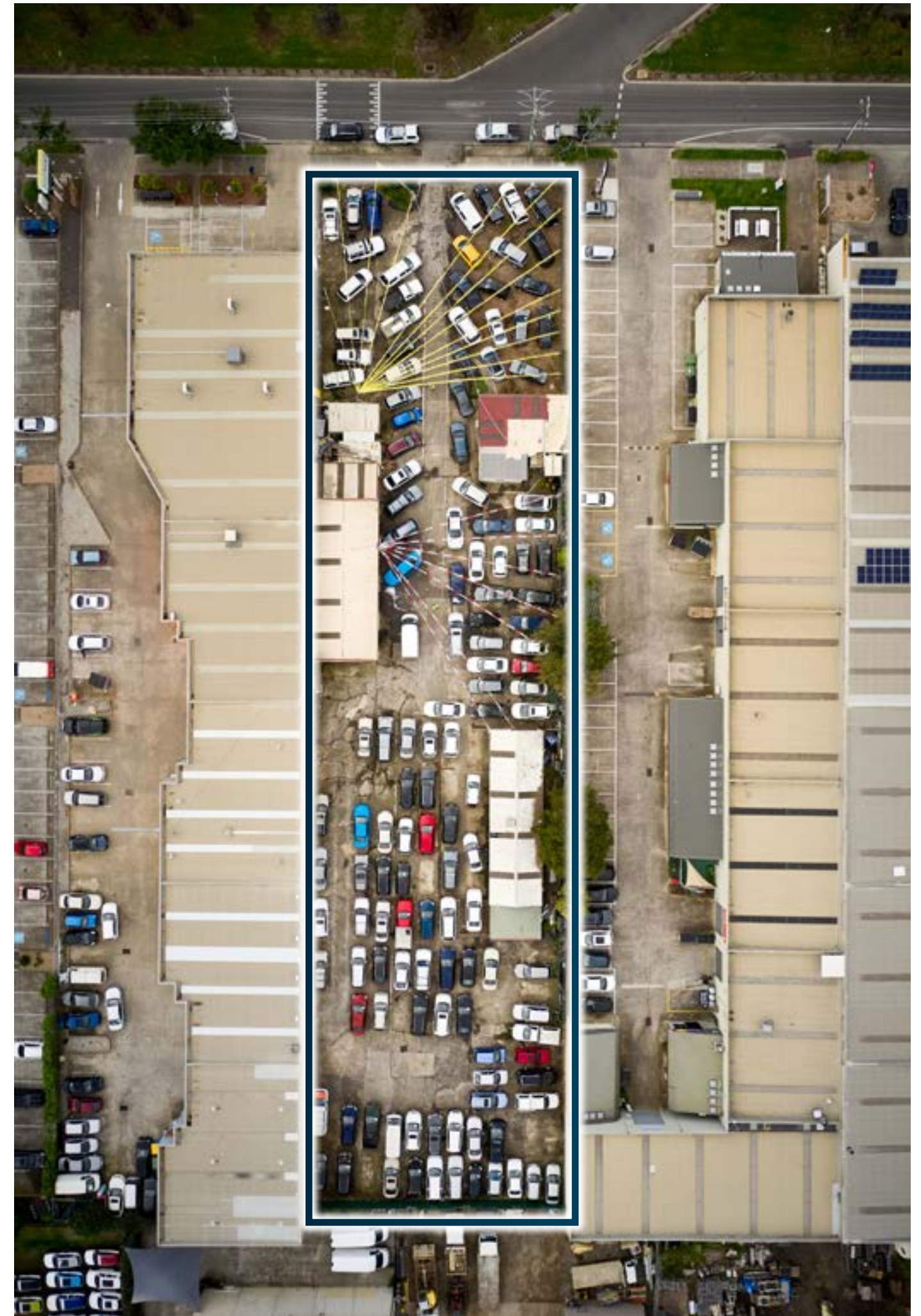
+61 411 109 876
joel.davy@au.knightfrank.com

Tim Darcy

+61 418 522 523
td@darcyjarman.com.au

Andrew Prowse

+61 418 534 076
andrew@darcyjarman.com.au



*Approx.

PROPERTY HIGHLIGHTS



Short-Term Strong Holding Income

Circa \$75,000 pa net*



Industrial 1 Zone

Under City of Wyndham Planning Scheme



Well Established Tenant

WestSide Car City trading from the location for over 18 years



Quality Underlying Freehold

Substantial freehold of 3,621 sqm, with 30 m frontage to Old Geelong Road



Tightly Held Asset

First time offered to market in over 33 years



Exceptional Connectivity

Situated within immediate proximity to large residential catchment and skilled workforce areas, as well as key western linkages such as Princes Freeway and Old Geelong Road



PRINCESS
HIGHWAY

HOPPERS CROSSING
HOMEMAKER CENTRE

PRIMARY CONNECT
LOGISTICS

RAILWAY

403 - 405
OLD GEELONG ROAD
HOPPERS CROSSING

Old Geelong Road



TENANCY OVERVIEW

Tenancy Details

The property will be offered with the following lease in place:

Property	403-405 Old Geelong Road, Hoppers Crossing
Tenant	HAPI Nominees Pty Ltd T/A WestSide Car City
Term	Month to month agreement
Commencement Date	August 2008
Income	\$75,000 pa net*



SITE PARTICULARS

The site is rectangular in shape with a total site area of approximately 3,621 sqm* and frontage to Old Geelong Road.

Title Information

The property consists of 1 individual title being Volume 10944 Folio 900

Planning

Local Government City of Wyndham

Zoning Industrial 1 Zone

Site Area and Frontages

Total Site Area 3,621 sqm*

Dimensions Frontage: 29.72 m*

Depth: 121.92 m*



SALE PROCESS

Sale Process

For sale via on-site public auction commencing Thursday 24th November 2022 at 12pm.

Darcy Jarman in conjunction with Knight Frank, are pleased to exclusively present For Sale via Public Auction 403-405 Old Geelong Rd Hoppers Crossing – a significant opportunity to acquire one of the last remaining strategic land holdings in Melbourne’s tightly held south-west industrial precinct.

Changes to the Process

The seller in its absolute discretion reserves the right to change, postpone or cancel the proposed sale and to modify or add any terms and conditions to the proposed contract or other material associated with or disclosed in relation to the proposed sale, which has been made or may be made available to a potential purchaser.

Nothing in this document obliges the seller to negotiate, or endeavour to sell the property or reach any agreement with any party.

Exclusive Agents

Steve Jones

+61 412 836 105
steve.jones@au.knightfrank.com

Joel Davy

+61 411 109 876
joel.davy@au.knightfrank.com

Tim Darcy

+61 418 522 523
td@darcyjarman.com.au

Andrew Prowse

+61 418 534 076
andrew@darcyjarman.com.au





Forsyth Road

HOPPERS CROSSING
HOMEAKER CENTRE

403 - 405
OLD GEELONG ROAD
HOPPERS CROSSING

Old Geelong Road



403 - 405 OLD GEELONG ROAD HOPPERS CROSSING



This information memorandum is provided for general information purposes only, and does not purport to contain all of the information that prospective purchasers may require. In addition, the information in this document has been provided to Knight Frank by the vendor and Knight Frank does not guarantee its accuracy. Knight Frank has not undertaken an independent review of this information and prospective purchasers must make their own enquiries to satisfy themselves as to its accuracy. To the extent permitted by law, Knight Frank expressly disclaims any liability for any loss or damage which may arise out of any person acting on or relying upon any part of the information contained in this brochure. Areas, amounts, measurements, distances and all other numerical information is approximate only. Any photographs show only certain parts of the property as it appeared at the time they were taken. Except where otherwise provided, all references to rent, income or price are GST exclusive.