

INFORMATION MEMORANDUM

80-82 & 84

STEPHENSON ST

CREMORNE

BUY ONE
OR BOTH

FOR SALE BY EXPRESSIONS OF INTEREST IN WHOLE OR INDIVIDUALLY
CLOSING WEDNESDAY 25 OCTOBER 2023 AT 3PM

teskacarson



BOTANICAL GARDENS

CBD

AAMI PARK

MCG

RICHMOND STATION

80-82 & 84

STEPHENSON ST

CREMORNE

PUNT ROAD

PUNT ROAD

KELSO STREET

CREMORNE STREET

CREMORNE STREET

STEPHENSON STREET

STEPHENSON STREET





EXECUTIVE SUMMARY

ADDRESS	80-82 Stephenson Street, Cremorne 84 Stephenson Street, Cremorne
SITE AREA	Combined: 855m ^{2*} 80-82 Stephenson Street: 537m ^{2*} 84 Stephenson Street: 318m ^{2*}
LOCATION	Exceptional public transport access with East Richmond Train Station (300m*), Richmond Train Station (500m*), and tram stops along Swan Street all providing direct access to Melbourne's CBD (2.5 km*) and eastern suburbs. Just 150m* to the Swan Street retail strip, offering an amazing array of retail amenity, including Coles supermarket. An abundance of surrounding amenities including Melbourne Cricket Ground (1.4km*) and surrounding Yarra Park, and Royal Botanic Gardens (900m*).
METHOD OF SALE	For Sale by Expressions of Interest closing on Wednesday 25 October 2023 at 3pm
TERMS OF SALE	10% deposit, balance 180 days.
CONTACT	<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p>teskacarson</p> <p>MATTHEW FELD Director 0415 803 348 mfeld@teskacarson.com.au</p> <p>MICHAEL LUDSKI Director 0419 02 02 03 mludski@teskacarson.com.au</p> </div> <div style="width: 45%; text-align: right;">  <p>JACK TENEKETZIS Director 0438 808 588 jack@tciproperty.com</p> </div> </div>

*approx.

PROPERTY HIGHLIGHTS

80-82 STEPHENSON ST CREMORNE



Land Area:
537m²*



Build Area:
604m²*



Type:
Warehouse
Office
Development



Frontages:
Stephenson St
Kelso St
Gwynne St

84 STEPHENSON ST CREMORNE



Land Area:
318m²*



Build Area:
450m²*



Type:
Warehouse
Office
Development



Frontages:
Stephenson St
Gwynne St

COMBINED OPPORTUNITY



Land Area:
855m²*



Combined Triple
Street Frontage:
Over 90m



Zoning:
Commercial 2

*approx.

80-82 & 84 STEPHENSON ST CREMORNE

Teska Carson & TCI Property are pleased to present 80-82 & 84 Stephenson Street, Cremorne, for Sale individually or as a whole via Expressions of Interest closing on Wednesday 25th October at 3pm.

These outstanding commercial opportunities allow for owner occupation, investment or a substantial development within Australia's most sought after city fringe location.

We highly recommend these properties for your consideration.

ABSOLUTE PINNACLE OF DEVELOPERS

Join the absolute pinnacle of developers who have landholdings and projects in the immediate precinct with new established height precedence of up to 12 levels (STCA).

VICLAND SKYLIFE®

LK Group alfasi group

TIME & PLACE

SALTA

SITE PARTICULARS

SITE AREA

80-82 Stephenson Street
Land Area: 537m²*

84 Stephenson Street
Land Area: 318m²*

TITLES

80-82 Stephenson Street
Volume 8824, Folio 654
Described as Lots 1 on Title Plan 558846P

84 Stephenson Street
Volume 2942, Folio 312
Described as Lots 1 on Title Plan 689184D

LOCAL COUNCIL

City of Yarra

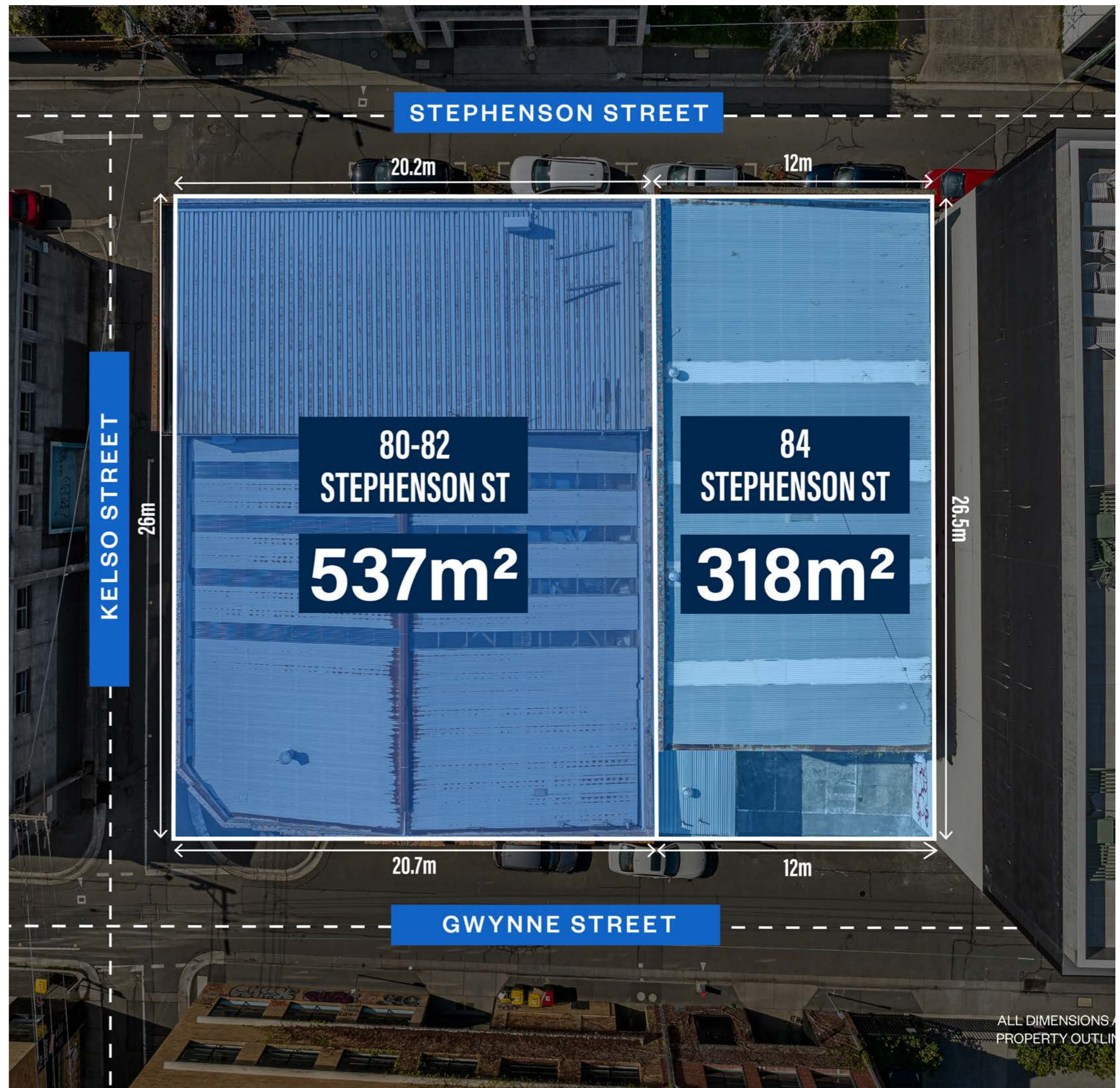
PLANNING ZONE

Commercial 2

PARKING

Each property has three (3) off-street car parks

*approx.





STEPHENSON ST



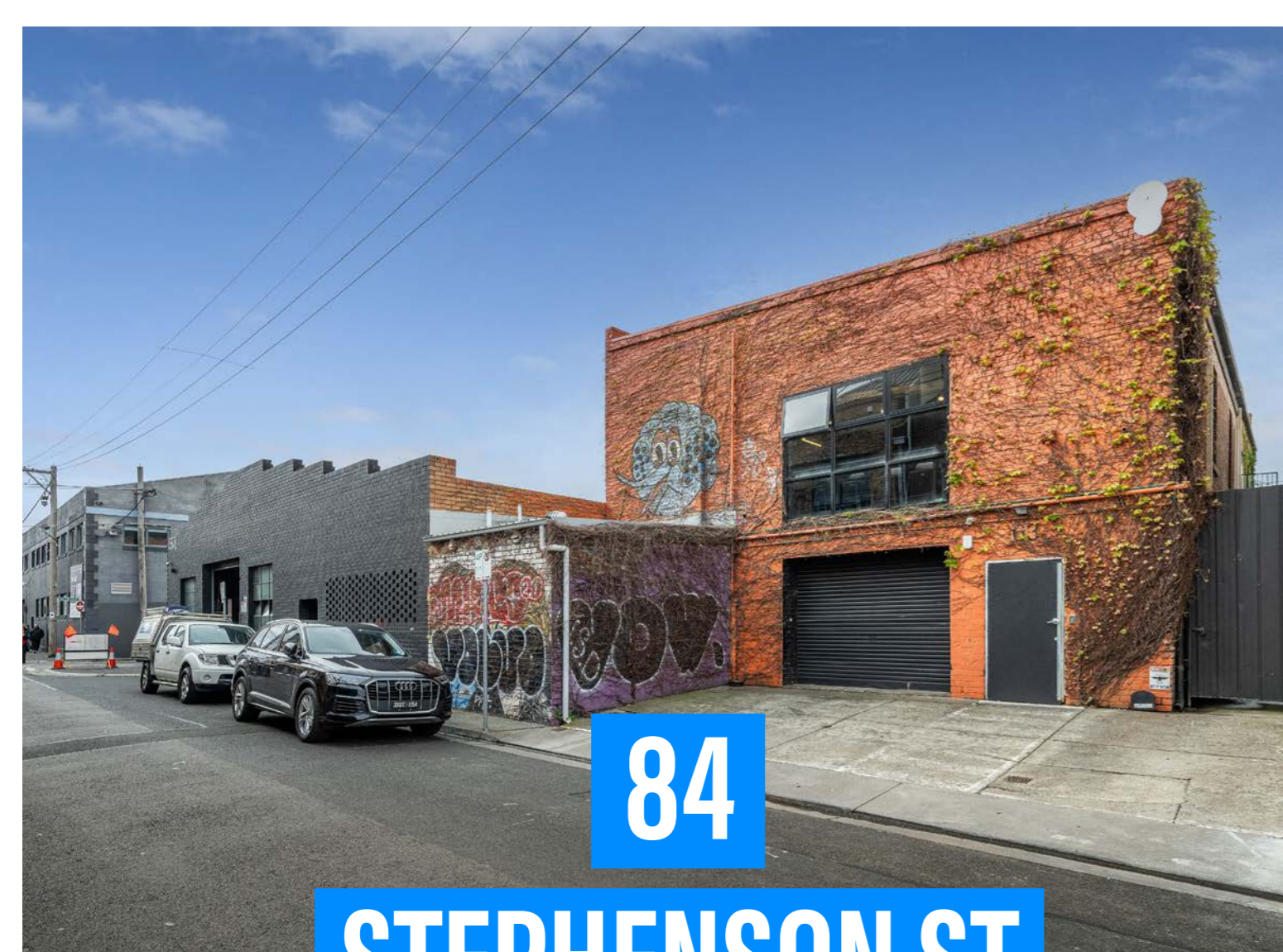
BUILDING DESCRIPTION

LAND AREA	537m ² *
BUILDING AREA	604m ² *
CAR PARKS	3
BUILDING DESCRIPTION	Two level office warehouse totalling 604m ² and benefiting from three undercroft car parks. The space presents in great condition throughout and features a range of open plan and partitioned offices on the first floor plus a light and bright warehouse plus studio with RSD access off Gwynne Street on the ground floor.

*approx.

TENANCY DETAILS

TENANT	YOU ARE IT! PRODUCTIONS PTY LTD
RENTAL	\$181,708.80 p.a. plus GST & Outgoings
TERM	Five (5) Years
COMMENCEMENT DATE	1 September 2019
OPTION	No further options



STEPHENSON ST

84



BUILDING DESCRIPTION

LAND AREA	318m ^{2*}
BUILDING AREA	450m ^{2*}
CAR PARKS	3
BUILDING DESCRIPTION	Recently refurbished by Decjuba, this immaculate two level building of 450m ^{2*} with access via Stephenson and Gwynne Street, is perfect for any type of business, from creative to corporate or anything in between. Comprising a range of meeting rooms, studios and open plan areas plus three off street car parks accessed via Gwynne Street.

*approx.

TENANCY DETAILS

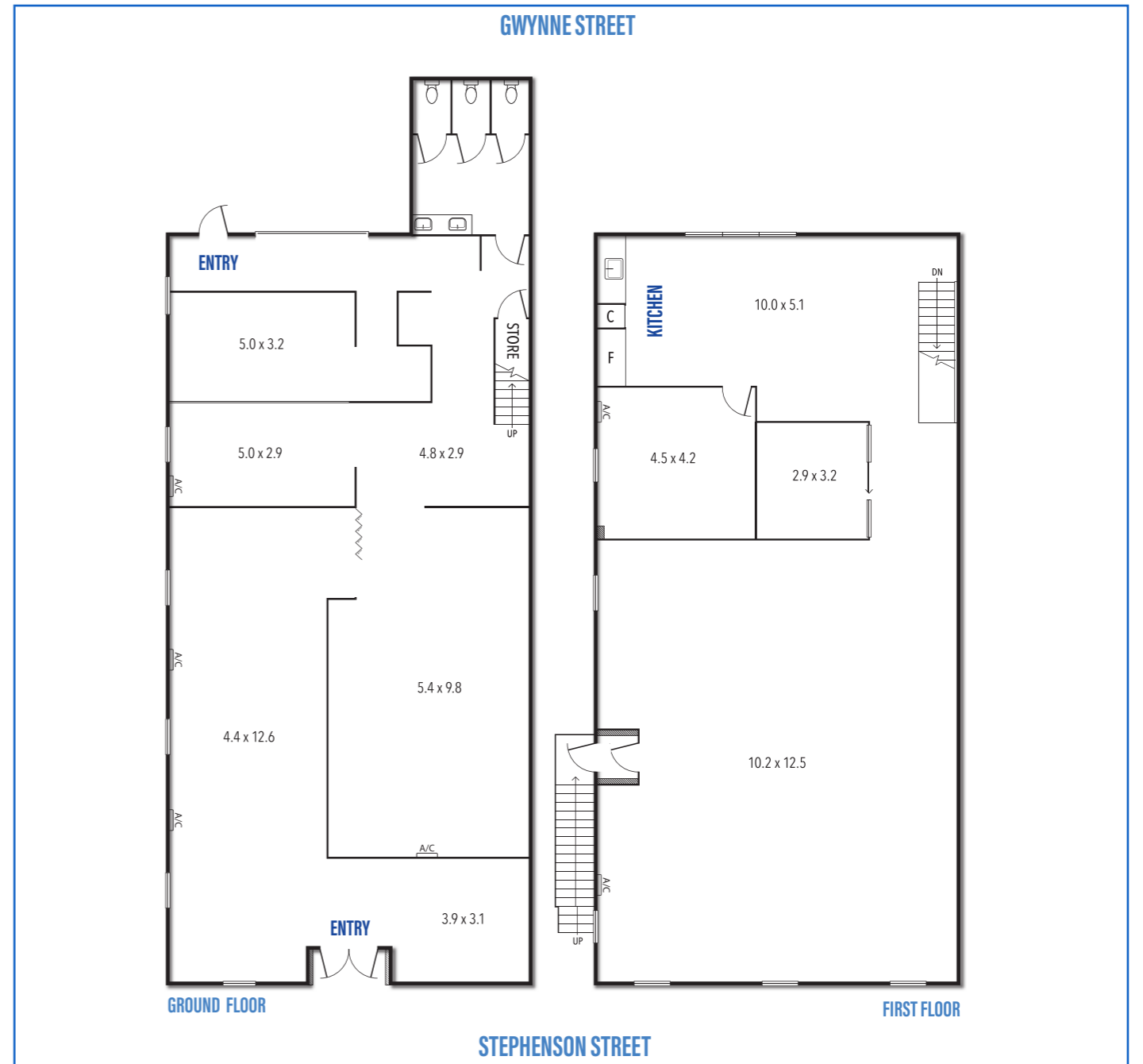
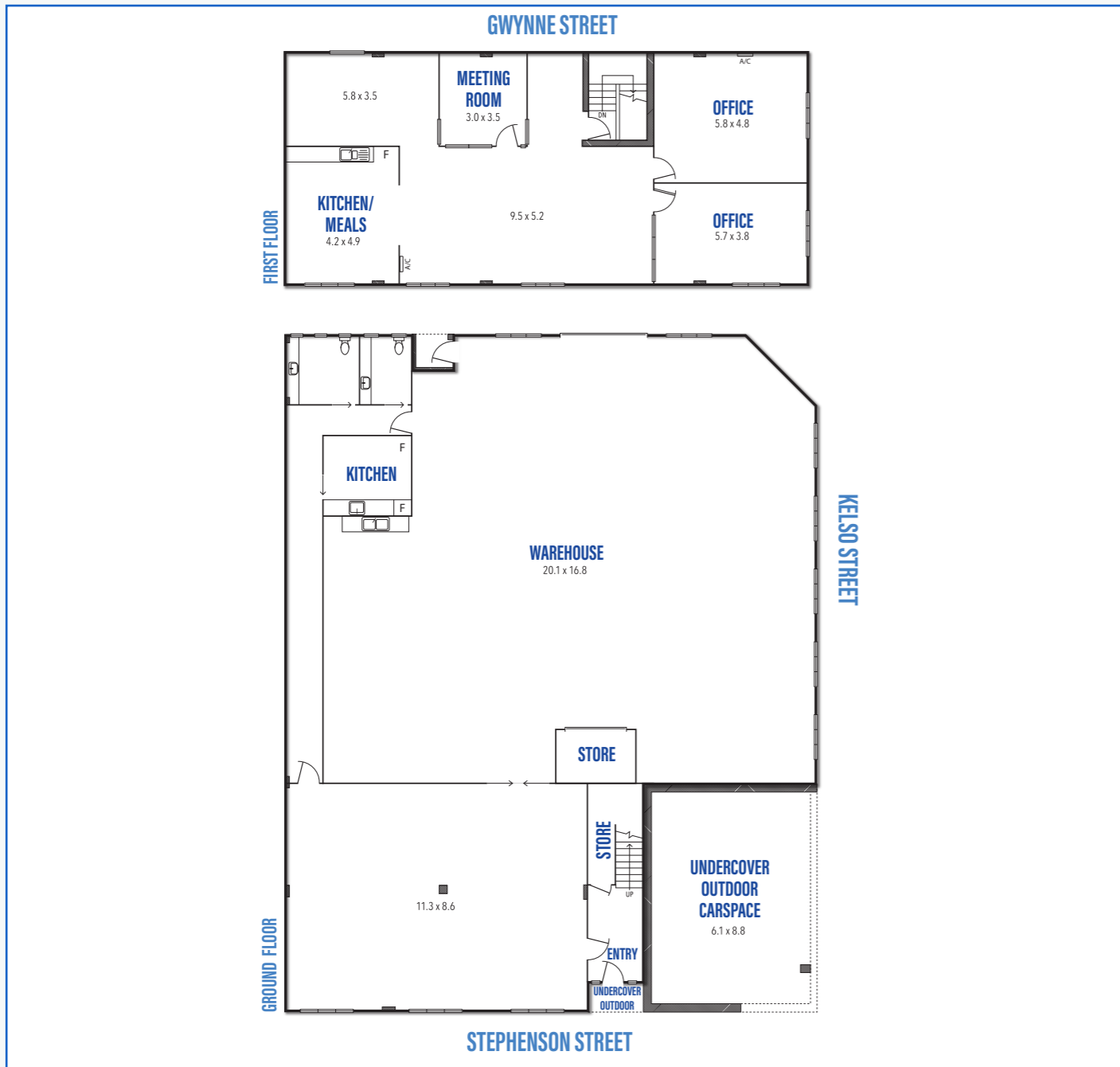
TENANT	DECJUBA PTY LTD
RENTAL	\$191,200.00 p.a. plus GST & Outgoings
TERM	Three (3) years
COMMENCEMENT DATE	1 October 2021
OPTION	No further options



80-82



84

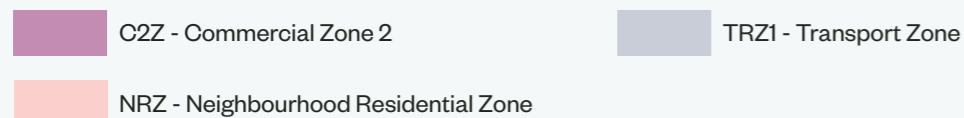


TOWN PLANNING

The property is situated in an area zoned 'Commercial 2' pursuant to the City of Yarra Planning Scheme.

The purpose of Commercial 2 zoning is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To encourage commercial areas for offices, appropriate manufacturing and industries, bulky goods retailing, other retail uses, and associated business and commercial services.
- To ensure that uses do not affect the safety and amenity of adjacent, more sensitive uses.



SURROUNDING DEVELOPMENTS

RECENT SUCCESSFUL DEVELOPMENTS OUTCOMES - CREMORNE



4-6 Cubitt Street

Levels: 10
 Site Area: 772.8m²*
 NLA: 3,915m²*
 Estimated Completion: Q4 2023
 Developer: Pace



65-81 Dover Street

Levels: 9
 Site Area: 1,850m²*
 NLA: 9,979m²*
 Estimated Completion: Q4 2023
 Developer: Fortis



459-471 Church Street

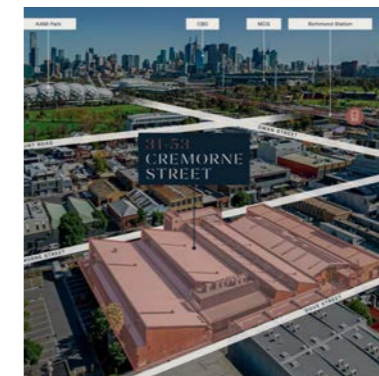
Levels: 9
 Site Area: 3,026m²*
 NLA: 25,000m²*
 Estimated Completion: Completed
 Developer: Salta

RECENT DEVELOPMENT SITE SALES - CREMORNE



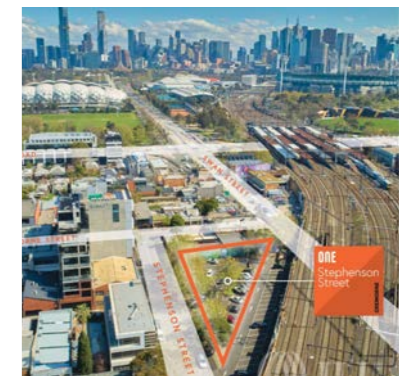
2-6 Chapel Street

Sale Price: \$8,000,000
 Sale Date: Mar. 2022
 Rate per m²: \$15,594



31-53 Cremorne Street

Sale Price: \$53,500,000
 Sale Date: Nov. 2021
 Rate per m²: \$15,121



1 Stephenson Street

Sale Price: \$21,050,000
 Sale Date: Dec. 2021
 Rate per m²: \$14,896

*approx.



**LOCATION:
CREMORNE**



EXCELLENT PUBLIC TRANSPORT



LOCAL CAFES AND BARS



SWAN STREET RETAIL



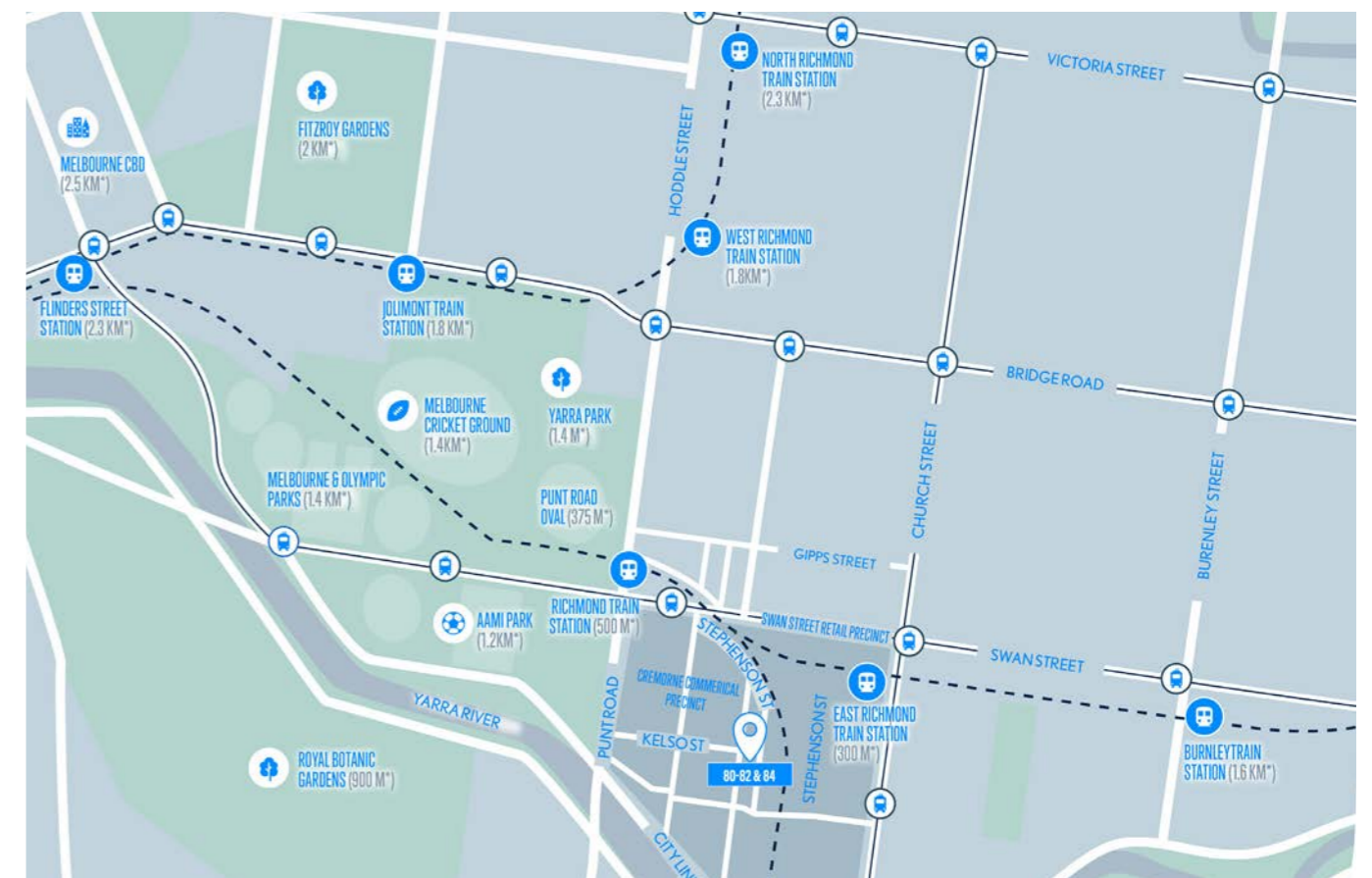
MELBOURNE'S SPORTING PRECINCT

Cremorne has evolved into arguably the premier office and showroom location in Melbourne. It offers building owners and tenants a non-CBD address of true distinction along with numerous lifestyle amenities that no other commercial precinct can offer.

The subject property is situated on Stephenson Street, in the heart of Cremorne, Melbourne's innovation and technology precinct.

Located just 2.5km from the Melbourne CBD with direct access via tram and train services, the Richmond commercial precinct is currently one of Australia's most sought after, with leading businesses drawn from communications, technology, retailing, marketing and advertising sectors.

NEIGHBOURING TENANTS



TITLE PLAN		EDITION 1	TP 558846P						
Location of Land		Notations							
Parish: JIKA JIKA Township: Section: Crown Allotment: Crown Portion: 4 (PT)		ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN							
Last Plan Reference: Derived From: VOL 8824 FOL 654 Depth Limitation: NIL		THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 07/07/2000 VERIFIED: MP							
Description of Land / Easement Information									
<table border="1"> <thead> <tr> <th colspan="2">TABLE OF PARCEL IDENTIFIERS</th> </tr> </thead> <tbody> <tr> <td colspan="2">WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962</td> </tr> <tr> <td colspan="2">PARCEL 1 = CP 4 (PT)</td> </tr> </tbody> </table>		TABLE OF PARCEL IDENTIFIERS		WARNING: Where multiple parcels are referred to or shown on this Title Plan this does not imply separately disposable parcels under Section 8A of the Sale of Land Act 1962		PARCEL 1 = CP 4 (PT)			
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PARCEL 1 = CP 4 (PT)									
LENGTHS ARE IN FEET & INCHES	Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 1 of 1 sheets							

TITLE PLAN		EDITION 1	TP 689184D						
Location of Land		Notations							
Parish: AT RICHMOND PARISH OF JIKA JIKA Township: Section: Crown Allotment: Crown Portion: 4 (PT)		ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN							
Last Plan Reference: Derived From: VOL 2942 FOL 312 Depth Limitation: NIL		THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 15/11/2000 VERIFIED: BH							
Description of Land / Easement Information									
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LENGTHS ARE IN FEET & INCHES	Metres = 0.3048 x Feet Metres = 0.201168 x Links	Sheet 1 of 1 sheets							

SALES PROCESS

ADDRESS 80-82 Stephenson Street, Cremorne
84 Stephenson Street, Cremorne

METHOD OF SALE For Sale by Expressions of Interest closing on Wednesday
25 October 2023 at 3pm

TERMS OF SALE 10% deposit, balance 180 days.

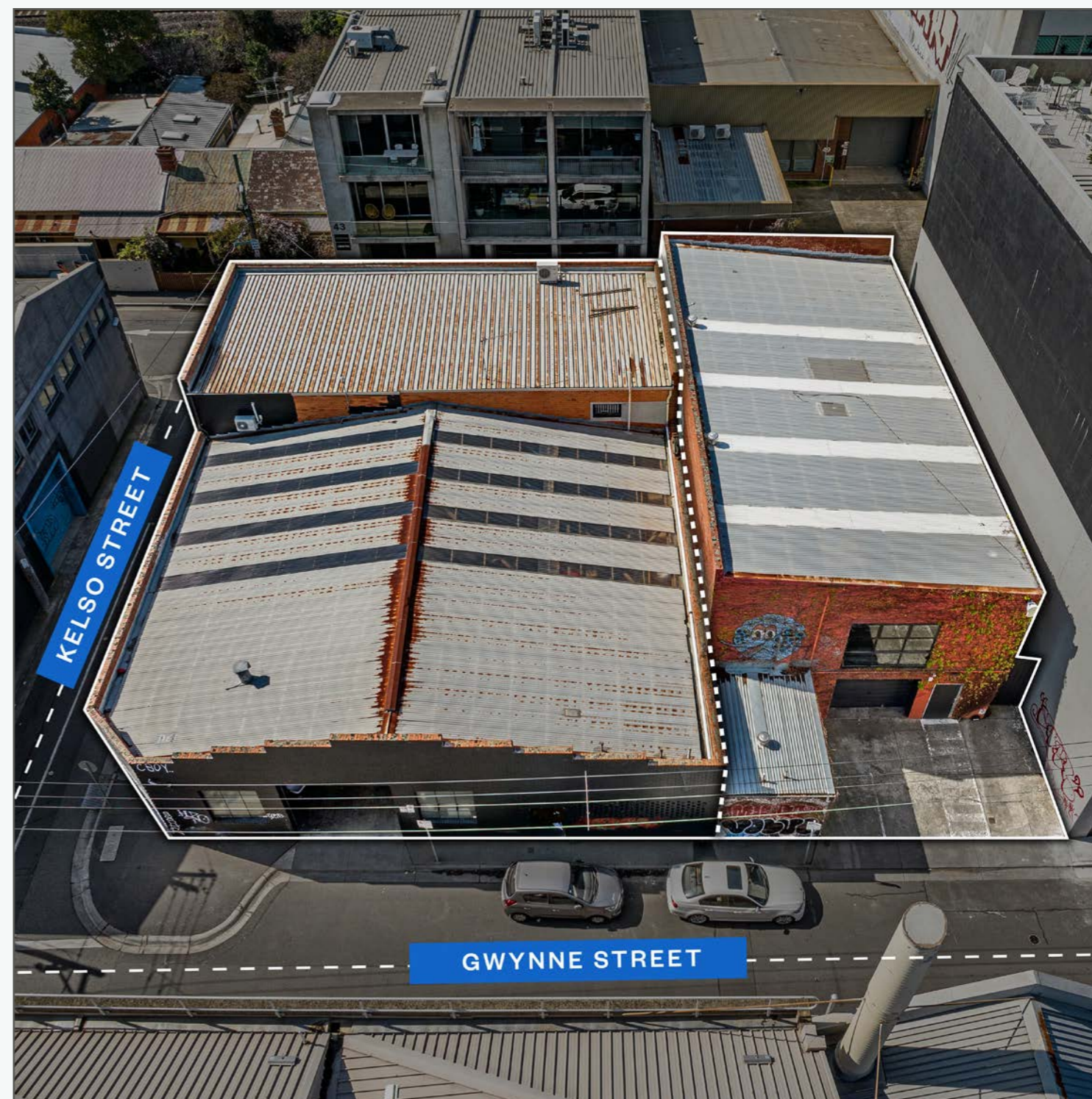
CONTACT



MATTHEW FELD
Director
0415 803 348
mfeld@teskacarson.com.au

JACK TENEKETZIS
Director
0438 808 588
jack@tciproperty.com

MICHAEL LUDSKI
Director
0419 02 02 03
mludski@teskacarson.com.au



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STEPHENSON ST
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Disclaimer
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80-82 & 84

STEPHENSON ST

CREMORNE

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