

Dandenong, 255 - 263 Lonsdale Street

PROMINENT HIGH-PROFILE BUILDING!

LJ Hooker Dandenong is proud to present 255-263 Lonsdale Street, Dandenong for sale.

This exceptional property, located in the heart of Dandenong's bustling retail and commercial district, offers a remarkable investment opportunity with the following key highlights:

- *Premium Freehold: Featuring a substantial street frontage of 25 meters* and on-site parking for 10 vehicles, accessible via Thomas Street at the rear.
- *1650 sqm* APPROX of lettable area across 2 levels of retail and commercial tenancies.

*Secure Long-Term Tenant: Leased to well-established businesses, including a retail outlet, and a snooker club, as of June 2024. Tenants pay all outgoings.

*Established Presence: The reception hall on the first floor is leased to a well-managed business and pays all outgoings.



Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

For Sale
CONTACT AGENT

Building Area
1,650sqm

Contact
Rohullah Paykari
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Wahid Paykari
0423 820 278
wahid.dandenong@ljhooker.com.au

LJ Hooker Dandenong City
(03) 9877 9750

*Reliable Income: The property generates a strong annual income of \$360,000 as of October 2024, with annual CPI increases. The current lease runs through to 2029, with further options available.

*Future Growth Potential: Dandenong set for mega makeover, \$2 billion boost to create second capital city | 7NEWS

Dandenong will almost be unrecognizable when a \$2 billion redevelopment is complete. The planning minister recently approved it, with the goal of creating a second capital city.

*Prime Location: Situated in the core of Dandenong's commercial, retail, and residential hub, surrounded by national retailers, prominent corporations, government entities, non-profit organizations, and leading medical institutions.

*Highly desirable 'Comprehensive Development Zone' (CDZ2) landholding providing significant future development upside STCA.

Current lease:

255-259 LONSDALE STREET, DANDENONG, VIC 3175 455 m²

- Leased to Bar
- Current rent \$93,000 per annum plus GST
- Lessee pays all outgoings
- Lease terms: 4+4
- Fixed rent increases of 3%
- 24-04-2017 rent commencement
- Security deposit \$17,100

261-263 LONSDALE STREET, DANDENONG, VIC 3175 567 m²

- Leased to Retails Rugs
- Current rent \$90,000 per annum including GST
- Lessee pays all outgoings
- 01-08-2024 rent commencement
- Lease terms: 5+5+5
- Security deposit \$16,500

1/261-263 LONSDALE STREET, DANDENONG, VIC 3175 650 m²

- Leased to Maiwand Reception Hall
- Current rent \$163,636.36 per annum plus GST
- Lessee pays all outgoings
- 10-09-2022 rent commencement
- Lease terms: 5+5+5
- Fixed rent increases of 4%
- Security deposit \$15,000



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More About this Property

Property ID	80JHWR
Property Type	Retail
Building Area	1650 m ²
Land Area	1100 m ²

Rohullah Paykari 0423 649 553

Owner/ Principal | rpaykari.dandenong@ljhooker.com.au

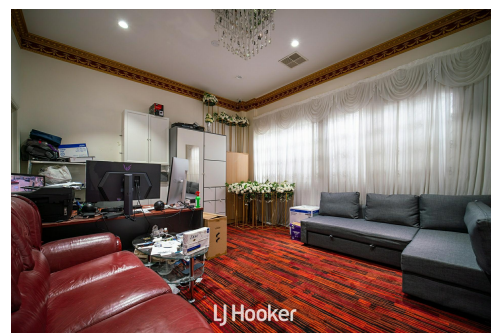
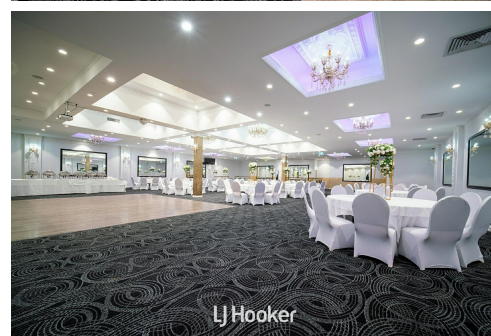
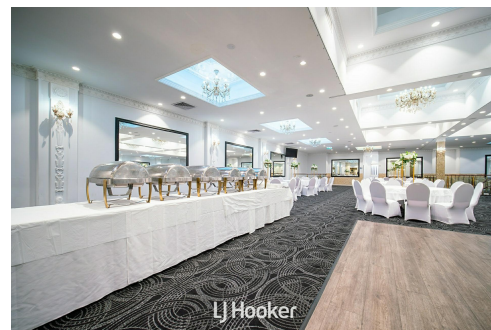
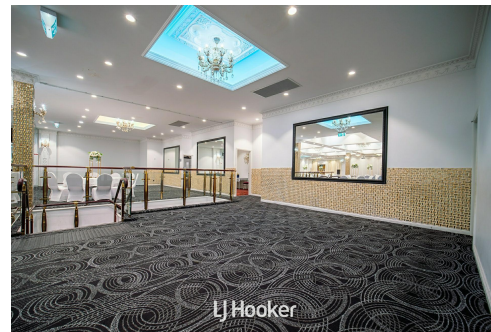
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347 Lonsdale Street, DANDENONG VIC 3175

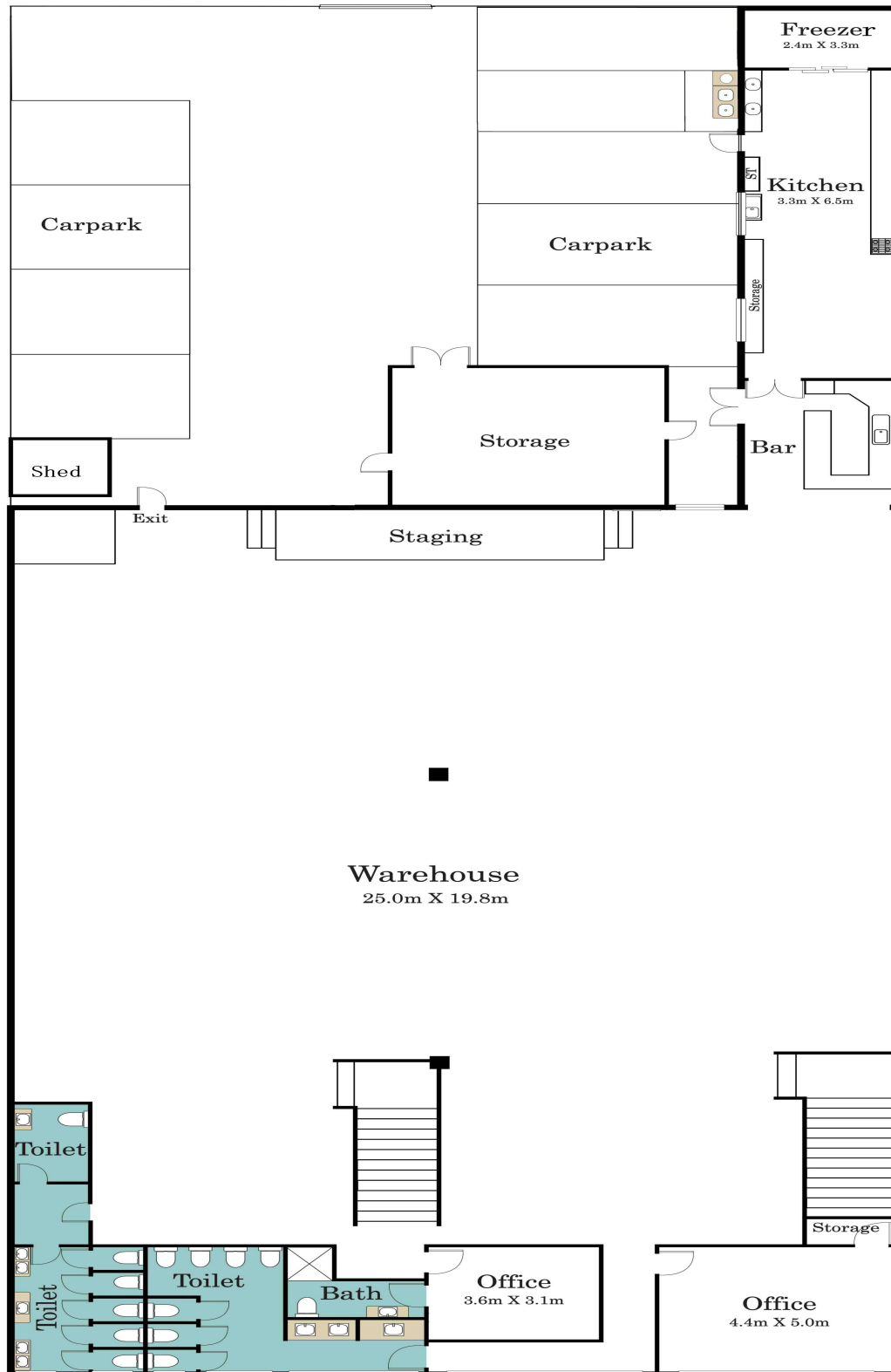
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Floor Plan



LJ Hooker

1-261/263 Lonsdale Street, Dandenong

* Dimensions are approximate and for illustrative purposes only



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