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First National Commercial

INFORMATION MEMORANDUM

For Sale

Iconic Ranges Hotel Site



Introduction

First National Commercial Neilson Partners are proud and excited to have been appointed to sell the site of the iconic Ranges Hotel in Gembrook.

The hotel building was sadly destroyed by fire in 2018. The site is being offered as one parcel of 4,360m² (1.08 acres) approximately.

There is a proposed 2 lot subdivision plan which a purchaser may wish to take advantage of. The council has issued a permit for this plan.



73 Main Street, Gembrook

Executive Summary

ADDRESS	73 Main Street, Gembrook
TITLE PARTICULARS	VOL 075 75 FOL 078
AREA	4360m ² (1 acre approx.)
ZONING	Commercial 1
METHOD OF SALE	By Negotiation
ESTIMATED SELLING RANGE (excl. GST)	\$1,200,000 to \$1,300,000



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73 Main Street, Gembrook

Location

The property is located at 73 Main Street, Gembrook directly opposite the Gembrook Puffing Billy Railway Station.

It is on the corner of Redwood Road.



73 Main Street, Gembrook

Land Particulars

The land is essentially rectangular in shape with an irregular boundary around the motel unit area of the site.

It benefits from a frontage to Main Street of 117.6m (approximately). There is also a side street access with a frontage to Redwood Street of 41.2m (approximately).

The overall area of the property is 4360m² (1 acre 12.5 perches) approximately.

The land is reasonably flat and falls front to rear with cross fall from the motel units towards the vacant part of the site.



73 Main Street, Gembrook

Services

This site is serviced by a pressure sewer system and private water extension. These are connected to sewer and water systems maintained by Yarra Valley Water. Prospective purchasers should acquaint themselves with the provisions of supply services made under such arrangements via Yarra Valley water.

www.yvw.com.au

Power, telephone and mains gas connection are also available to the property.

Note – As a result of the demolition of the Hotel at the site, these services may have been terminated.

73 Main Street, Gembrook

The Premises

Constructed on the Western end of the land is a motel unit complex comprising 3 refurbished rooms, manager's/caretaker's suite and storage areas.



The balance of the site has been cleared ready for the next owner to develop.

73 Main Street, Gembrook

Planning

The property is within a Commercial 1 Zone under the provisions of the Cardinia Planning Scheme.

There are significant landscape and heritage overlays and now the hotel is no longer, we cannot comment on their influence or relevance however we note correspondence dated 2nd July, 2019 indicates some heritage requirements. This letter is included in the contract documents.

There is a current planning permit for a 2 lot plan of subdivision. A copy of this is included with the attached contract.

73 Main Street, Gembrook

General Comments

Having Commercial 1 Zoning opens the potential of the site to multiple opportunities. Add to this the benefit of being opposite Puffing Billy Railway Station, the future of this site is very exciting.

Will a hotel reappear? Will the site take on a more retail flavour? Will it cater to more accommodation, tourism, hospitality or a combination of all?

These questions can only be answered by the lucky successful purchaser.

All we can emphasise is great location, optimum zoning and a huge frontage exposure.

73 Main Street, Gembrook

Method of Sale

The property is offered For Sale by Negotiation. Whilst at this stage we have not put in a deadline date, we anticipate as interest heightens, we may introduce one to give purchasers confidence in a timely decision.

We have suggested an estimated selling range of:

\$1,200,00 to \$1,300,000

This range is not definitive, rather it is an indicative guide.

73 Main Street, Gembrook

Contract

VENDORS STATEMENT AND CONTRACT OF LAND - 73 MAIN STREET, GEMBROOK

Disclaimer

This property report has been prepared by Facey Pty Ltd A.C.N 101 503 084 trading as First National Commercial Neilson Partners solely for the information of potential purchasers to assist them in deciding whether they are sufficiently interested in the property offered for sale to proceed with further investigation of the property. The information does not constitute all or any part of an offer to purchase, and is intended as a guide only.

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