

Tomassi & Co

157-163 Montague Street

SOUTH MELBOURNE



157-163 Montague Street, South Melbourne

INTRODUCTION

Tomassi & Co is pleased to offer for sale 157–163 Montague Street, South Melbourne, a prime inner-city commercial property located just minutes from the Melbourne CBD.

Positioned on the northern side of Montague Street, just west of City Road, the property benefits from excellent connectivity and close proximity to key lifestyle and commercial amenity including the South Melbourne Market, Crown Entertainment Complex, Melbourne Exhibition Centre, Albert Park Lake and the vibrant Clarendon Street retail precinct.

The property comprises a retail showroom/warehouse of

approximately **500 square metres** on a **455 square metre site**, featuring open plan warehouse accommodation, ground and first floor offices, staff amenities and dual roller door access via Montague Street and a rear laneway.

Zoned Capital City Zone – Schedule 1 (CCZ1) under the Port Phillip Planning Scheme and offered with vacant possession, the property represents an excellent opportunity for investors, owner-occupiers and developers alike.

We strongly recommend the property for your consideration.





19.09m FRONTAGE



EXECUTIVE SUMMARY

157–163 Montague Street, South Melbourne comprises a retail showroom/warehouse with open plan warehouse accommodation, ground and first floor offices, staff amenities and roller door access from both Montague Street and a rear laneway.

TOTAL BUILDING AREA

500_{sqm*}

TOTAL LAND AREA

455_{sqm*}

ZONING

CCZ1

Capital City Zone – Schedule 1

STREET FRONTAGES

19.09_{m*}

to Montague Street

LOCATION

Approximately 2 km south-west of the Melbourne CBD.

The property benefits from its prime inner-city location within close proximity to South Melbourne Market, Clarendon Street retail precinct, Crown Entertainment Complex and the Melbourne Exhibition Centre, with excellent connectivity to City Road, Kings Way, the West Gate Freeway and the Monash Freeway.

LOCATION

South Melbourne is a vibrant inner-city suburb located just minutes from Melbourne's CBD.

Known for its blend of historic charm and modern development, the area offers a dynamic lifestyle with excellent connectivity, thriving cafés and retail, and strong community appeal. Anchored by the iconic South Melbourne Market and close to the waterfront of Port Phillip Bay, South Melbourne remains a highly desirable location for residents, businesses, and investors alike.



PROPERTY DESCRIPTION

157–163 Montague Street, South Melbourne is a prime inner-city commercial property comprising a retail showroom/warehouse of approximately 500 sqm on a 455 sqm rectangular site.

Constructed primarily of brick, the building offers:

- Open plan warehouse accommodation
- Ground and first floor offices
- Staff amenities including showers
- Roller door access via Montague Street and rear laneway

The property enjoys dual street access, excellent natural light, and flexible spaces suitable for a range of commercial, industrial, or development uses (STPA).

Zoned Capital City Zone – Schedule 1 (CCZ1) under the Port Phillip Planning Scheme and subject to multiple planning overlays, the site provides significant potential for investors, owner-occupiers, or developers seeking a strategically located inner-city asset.

Its prime location offers immediate access to South Melbourne Market, Clarendon Street retail precinct, Crown Entertainment Complex, Melbourne Exhibition Centre, Albert Park Lake, and Melbourne CBD, ensuring strong exposure and connectivity.

BUILDING AREA

500 sqm*

LAND AREA

455 sqm*

FRONTAGES

19.09 m* to Montague Street

ZONING

Capital City Zone – Schedule 1 (CCZ1)

LEGAL DESCRIPTION

Lots 6, 7, 8 and 9 on Plan of Subdivision O08265 and Volume O4477 Folio 374



Location of Land

Parish: CITY OF SOUTH MELBOURNE PARISH OF MELBOURNE SOUTH
 Township:
 Section: 54
 Crown Allotment: 12 (PT)
 Crown Portion:

Last Plan Reference: LP 8265
 Derived From: VOL 4477 FOL 374
 Depth Limitation: NIL

Notations

ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN

Description of Land / Easement Information

All that piece of Land, delineated and coloured red and blue on the map in the margin being Lots 6, 7, 8 and 9 on Plan of ----- Subdivision No.8265 lodged in the Office of Titles and being part of Crown ----- Allotment Twelve Section Fifty-four City and Parish of South Melbourne County -- of Bourke Together with a right of carriage way over the roads colored brown on -- said Plan of Subdivision included in the land colored red and blue on the map on -- Certificate of Title Vol.4426 Fol.885178 - As to the land colored blue Together with the use and enjoyment of the half of a party wall which half was on 25th June-1920 standing upon the land colored yellow on the said map- - - - -

THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT

COMPILED: 14/12/2000
 VERIFIED: P.C.

COLOUR CODE

BL = BLUE
 R = RED
 Y = YELLOW

ENCUMBRANCES REFERRED TO.

As to the land colored blue -----
 THE PARTY WALL EASEMENT created by ----
 Instrument of Transfer No.994483 in the Register Book- - - - -



THE ABOVE PLAN IS AN ARTIST'S IMPRESSION ONLY, IT INCLUDES ELEMENTS THAT ARE FOR DISPLAY PURPOSES ONLY AND MAY NOT BE TO SCALE. LANDSCAPING SHOWN IS INDICATIVE ONLY. DIMENSIONS ARE APPROXIMATE.

Terms of Sale

METHOD OF SALE

Private Sale

SALE TERMS

10% on signing of Contract of Sale

DUE-DILIGENCE AND LEGAL DOCUMENTATION

Contract and Section 32 available upon request

Tomassi & Co

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