



Ground floor retail selling area photographed from the Lonsdale Street end. Offices are beyond the stairway to Mezzanine floor.

Inspection by appointment with Auctioneers.

Title Details All that piece of land delineated and coloured red, blue and green on the Map being Lot 2 on Plan of Subdivision No. 41856 lodged in the Office of Titles Parish of Dandenong County of Bourke together with the right to use the land coloured yellow on the said map for party wall purposes. Certificate of Title Vol. 8496 Folio 821.

Solicitors - Macpherson & Kelley, 264 Lonsdale Street, Dandenong.

Terms - Cash. Deposit of 10% on signing of Contract of Sale and the balance on vacant possession within 30 days thereof.



Mezzanine floor and stairway photographed from the wide ramp serving the first floor. Mezzanine has rear access at loading bay level.

**FOR
SALE**

by Public Auction



prominent freehold retail site

277 Lonsdale St.
Dandenong**

Foreword

"JUDDS ELECTRICAL" offer for genuine sale their freehold site located in the acknowledged "heart" of the retail centre of the City of Dandenong.

This long established business enjoys a degree of respect and success in the community and to meet the demands of a still further expanding programme and diversification of interests, have purchased larger premises.

Sites in this "Golden Mile" are particularly well held. In consequence, the opportunity offered retailers and/or investors, has hitherto been most restricted. The post-war era has seen thorough development of commercial, industrial, agricultural and residential interests, the nature of which is without parallel in this State.

Indicative of the solidarity of Dandenong is the already established interests of such noted organisations as the Messrs. Coles, Woolworths, Patersons, London Stores, Maples etc., to mention only a few, all of whom are closely located to the subject site.

The freehold land along with structural improvements erected thereon will be submitted to

PUBLIC AUCTION

in the DANDENONG TOWN HALL

on Friday, 15th July 1966 at 2.30 p.m.



Structural Improvements

Include - Attractive full plate glass frontage (central entrance), leading to ground floor of retail display and office area. Thence well graded stairway to mezzanine and first floor levels, affording further display and storage. Receiving and delivery facilities at rear, toilet block etc. All in good order and condition.

Services

S.E.C. power (3 phase) M. & M.B.W. water and sewerage and 'phone connected. Gas available.

District Population

Approx. 50,000.

(City of Dandenong approx. 30,000, near neighbouring areas inclusive of Doveton and part Noble Park, approx. 20,000).

High Density passing pedestrian traffic.

Land Measurements

Frontage approx. 20'9½" by an irregular depth approximating 167'7" with width at the rear approx. 20'7¾".

Floor Space Area

Ground Floor sales and storage etc. approx. 3000 sq.ft. - mezzanine and first floor sales and storage etc., approx. 1600 sq.ft.

AUCTIONEERS

Peter Aubin
Pty. Ltd.

**197 THOMAS ST.
DANDENONG**

PHONE: 79 2-0311
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