



Gross Waddell ICR

1 Bluff Road
Black Rock

First Time Offered in 30 Years

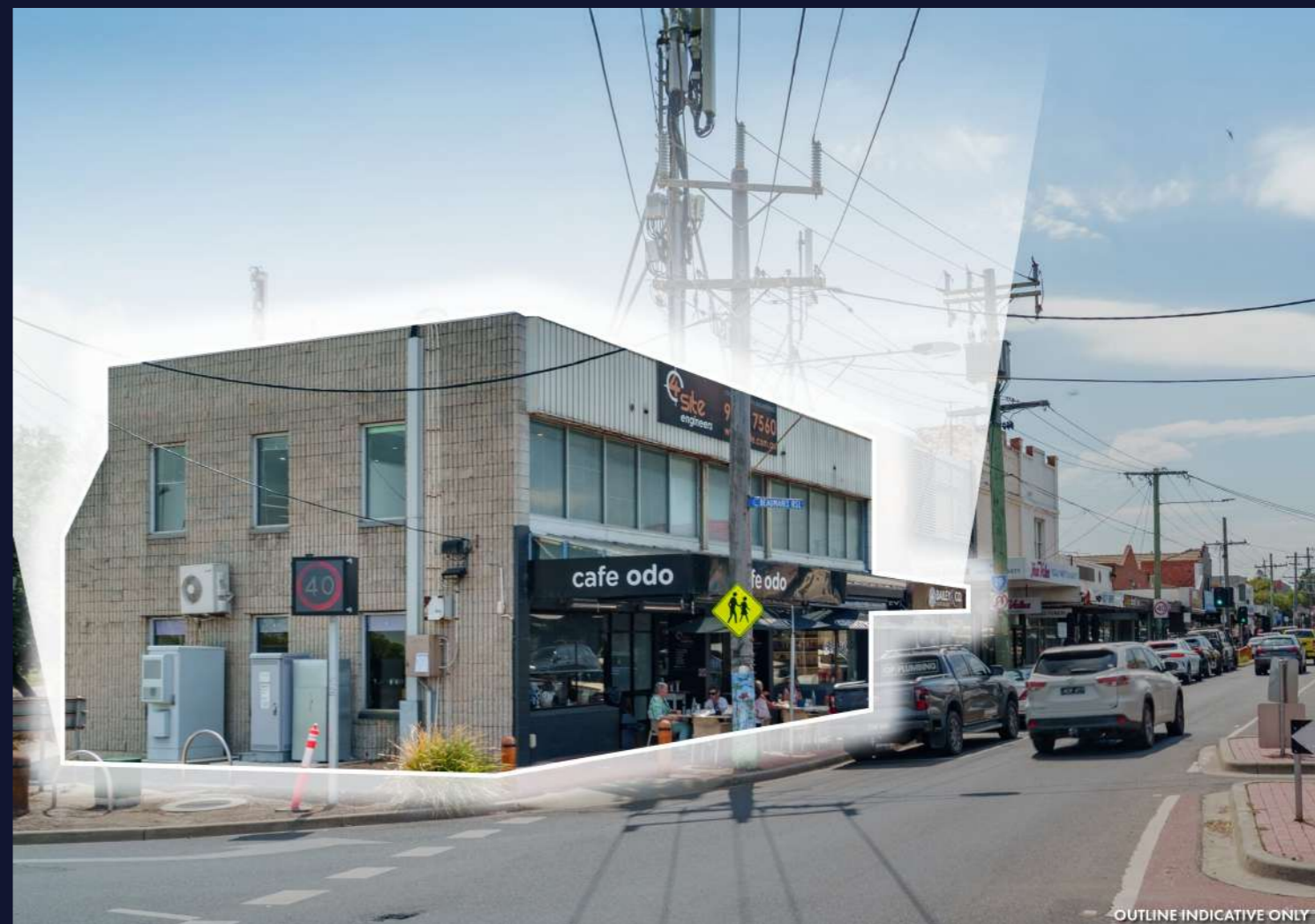
1
Bluff
Road

Black Rock

For Sale via Private Treaty

Information Memorandum

Iconic Corner Bayside Investment



For Sale via Private Treaty.

Gross Waddell ICR is pleased to offer for sale 1 Bluff Road, Black Rock, this property presents a rare opportunity to secure a landmark corner freehold in the absolute heart of the tightly held Black Rock Shopping Village. Prominently positioned at the intersection of Bluff Road and Beach Road, this two-level retail/commercial building is a true local icon in one of bayside Melbourne's most coveted precincts.



**Gross
Waddell
ICR**



Andrew Waddell
0419 400 991
awaddell@gwicr.com.au



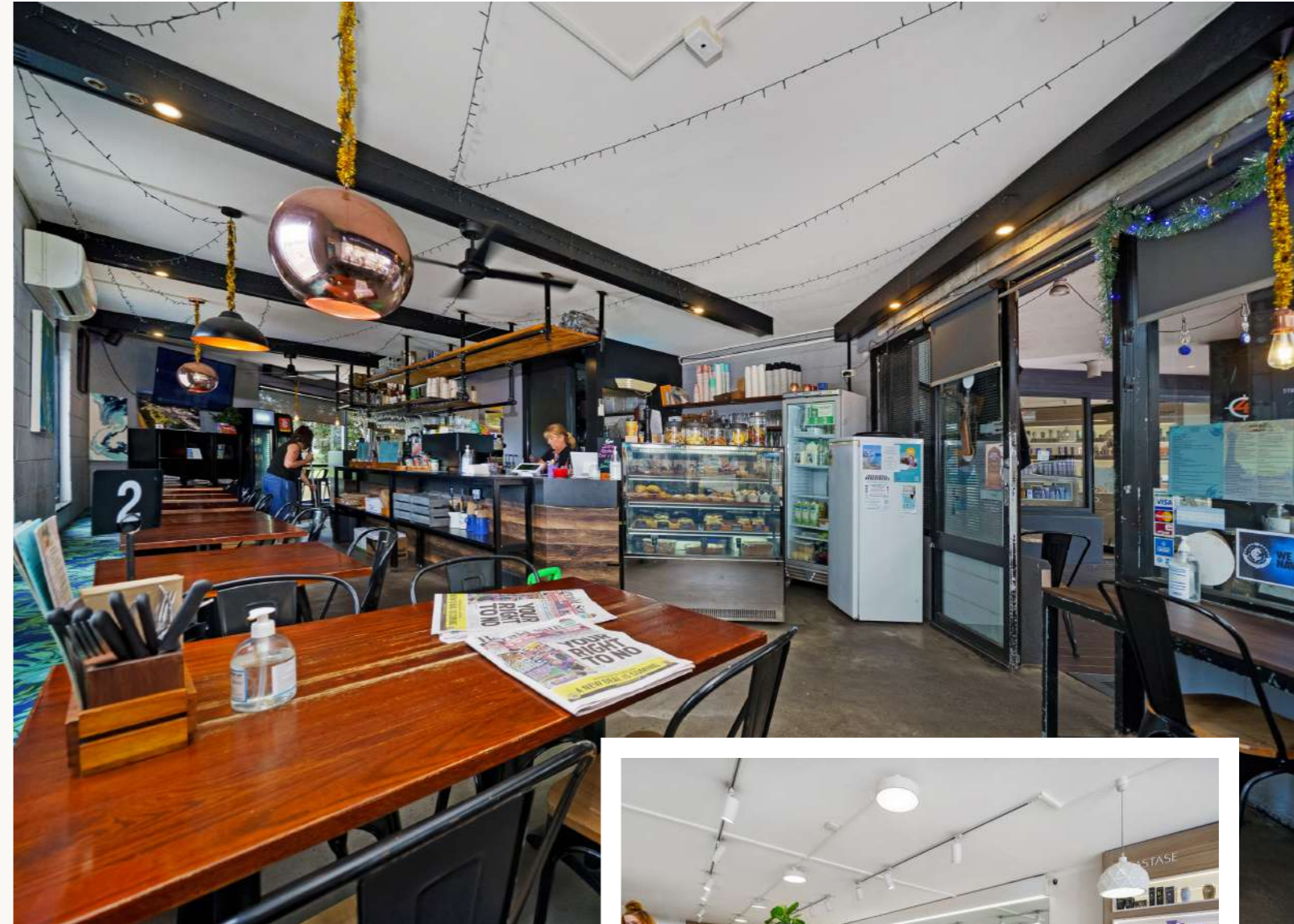
Michael Gross
0419 355 561
mgross@gwicr.com.au



Alex Ham
0410 545 226
aham@gwicr.com.au

Executive Summary

DESCRIPTION	Prominent two-level corner freehold in the heart of the tightly held Black Rock Shopping Village. This iconic retail/commercial building offers multiple income streams with a strong combined rental income
BUILDING AREA	372 sqm*
COMBINED INCOME	Estimated rental of \$228,846.67* per annum as of 30/11/2026
LOCATION	Located in the heart of the vibrant Black Rock Shopping Village, surrounded by a diverse mix of boutique retailers, cafés and hospitality venues. The property benefits from strong foot traffic and immediate proximity to Woolworths, while enjoying a prominent corner position near the stunning Black Rock foreshore
TITLE DETAILS	Lot 2 on Plan of Subdivision 056310 Volume 06070 Folio 881
LAND AREA	269sqm*
FRONTAGE	25.7 m* to Bluff Road 21.4 m* to Beach Road
ZONING	Commercial 1 Zone (C1Z)





Every angle covered.

Key Investment Highlights



Prime corner freehold at the intersection of Bluff Road & Beach Road



Iconic two-level retail/commercial building of 372sqm*



Located in the heart of the tightly held Black Rock Shopping Village



Multiple income streams providing diversified cash flow



Estimated rental of \$228,846 per annum* as of 30/11/2026



Surrounded diverse array of retailers and hospitality operators and neighbouring Woolworths



Location

Located in the heart of the highly sought-after Black Rock Shopping Village, 1 Bluff Road enjoys a prominent position within one of bayside Melbourne's most tightly held retail precincts.

The immediate area is home to a vibrant mix of cafés, restaurants, boutique retailers, professional services and national operators, anchored by a neighbouring Woolworths supermarket which drives strong daily foot traffic.

Black Rock has continued to evolve as a desirable lifestyle destination, attracting strong patronage from surrounding affluent bayside suburbs including Beaumaris, Sandringham, Mentone and Brighton. The precinct benefits from its close proximity to the Black Rock foreshore, popular beaches and recreational amenities, further enhancing its appeal for retailers, visitors and local residents alike.

The property is well connected by major arterial roads including Beach Road, Bluff Road and Balcombe Road, providing direct access to neighbouring bayside suburbs and the broader Melbourne metropolitan area. Public transport is also readily accessible, with multiple bus routes servicing the precinct and nearby Sandringham Train Station providing convenient rail connectivity to the Melbourne CBD.



Prominently positioned at the intersection of Bluff Road and Beach Road, surrounded by popular cafés, retailers and Woolworths, just moments from the Black Rock foreshore.



1 Bluff Road

BlackRock

BALCOMBE ROAD

BLUFF ROAD

BEACH ROAD

BLACK ROCK PLAYGROUND



Tenancy Schedule

1 Bluff Road benefits from multiple income streams providing diversified cash flow.

Below provides a brief summary of the lease information:

TENANCY	TENANT	RENT PA*	START DATE	TERM	REVIEWS
Shop 1	Cafe Odo	\$46,784.10	01/07/2026	3 years	CPI capped at 5%
Shop 2	Bailey & Co.	\$49,645.76 (\$52,128.03)	01/12/2023 (as of Nov 26 for a further 3 years)*	3 years	CPI
Level 1	4Site Engineers	\$54,947.71 (\$56,596.14)	01/09/2024 (as of Sept 26)*	3 x 3	CPI capped at 5%
Tower 1	Optus	\$36,896.00 (\$38,002.00)	04/08/2020 (as of Aug 26)*	15 x 5 x 5 x 5 x 5	3%
Tower 2	Telstra	\$35,337.40	01/04/2022	10 x 5 x 5	5%
Total		\$222,206.45			
Estimated Rental	\$228,846.67 as of 30/11/2026* Based on CPI increase of 3% min				



Shop 1



Shop 2



Level 1



Level 1



Sale Process

Method of Sale

Private Treaty

Sale Terms

10% Deposit and 60/90 days settlement.

Due-Diligence and Legal Documentation

Contract and Section 32 available on request.



**Gross
Waddell
ICR**



Andrew Waddell
0419 400 991
awaddell@gwicr.com.au



Michael Gross
0419 355 561
mgross@gwicr.com.au



Alex Ham
0410 545 226
aham@gwicr.com.au

OUTLINE INDICATIVE



Gross Waddell ICR

Every angle covered.



**REIV
AWARDS
FOR EXCELLENCE**

**2025
WINNER**

**COMMERCIAL AGENCY
OF THE YEAR**

Gross Waddell ICR and Staff ("The Agents") for themselves and the Vendor of the property give notice that:

- 1.The Agents advise that the financial information in this report, relating to income, outgoings and the like is provided in good faith without reference to the possible impact of GST, if any. Purchasers should make their own assessment of the impact of GST on the property.
- 2.The particulars are set out as a general outline only for the guidance of Purchasers and do not constitute an offer or contract.
- 3.All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith. Intending Purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. A draft Agreement for Sale of Land is available for inspection at the offices of the marketing agents. In the event of inconsistency between the Information Memorandum and the Agreement of Sale of Land, the provisions of the Agreement of Sale of land shall apply.
- 4.No person in the employ of Gross Waddell and Staff has any authority to make or give any representation or warranty whatsoever in relation to this property.
- 5.The Agents, the Vendor and each of their associates and every person involved in the preparation of the Information Memorandum expressly disclaim any liability on any ground whatsoever for any direct or consequential loss or damage (whether foreseeable or not) which may result from any party acting on or relying upon all or any part of the information contained in the Information Memorandum notwithstanding any negligence, default or lack of care.
- 6.The rent, outgoings and other amounts payable by a tenant ("tenant payments"), as well as the value of the property, may be affected by GST, especially if the owner is unable to recover GST on tenant payments received from tenants.
- 7.This Information Memorandum does not constitute financial advice of any type or form. All interested parties are advised to consult their own financial and/or investment advisor.
- 8.*Denotes approximate.