



Outline indicative only

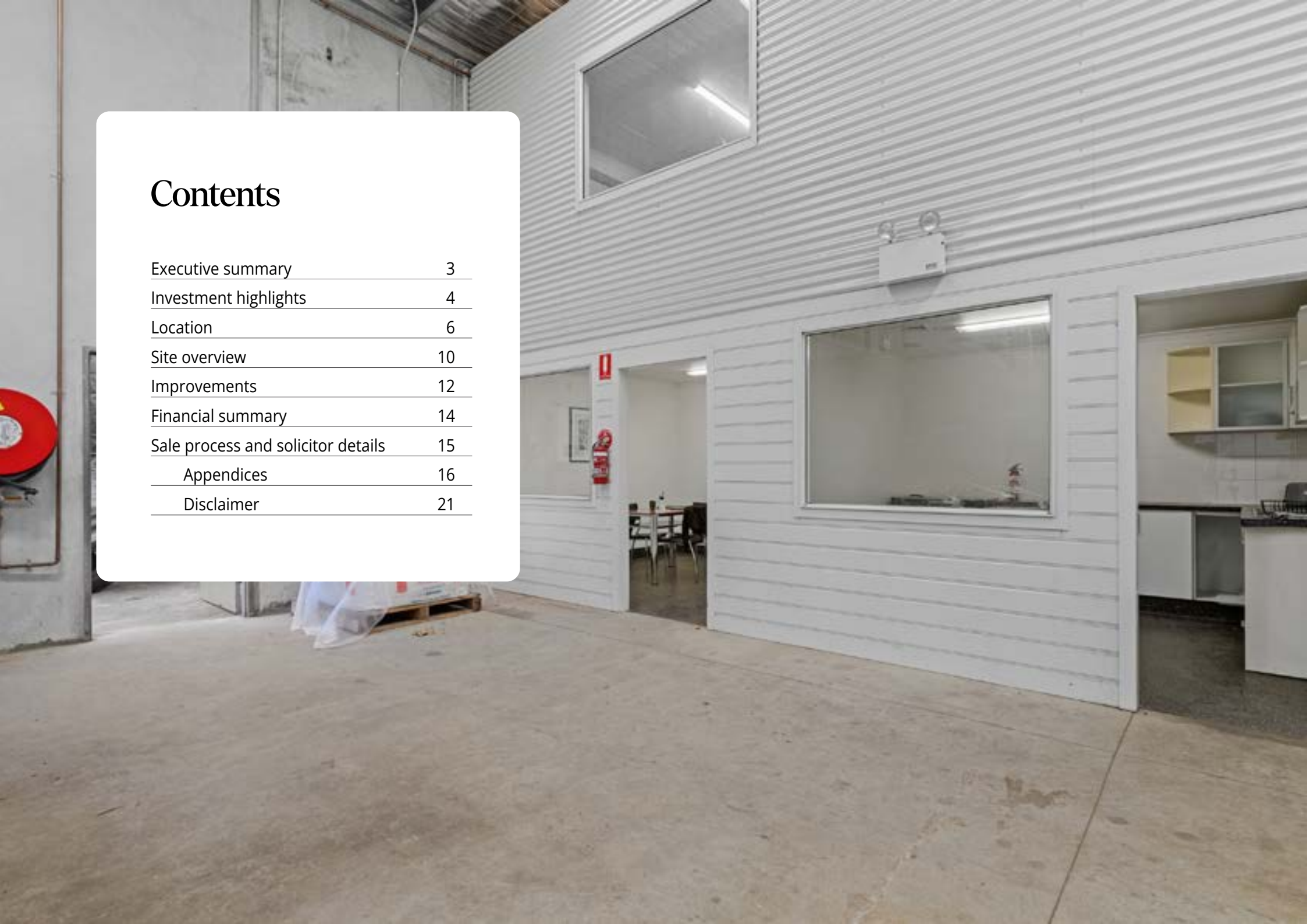
Unit 2, 47 Chapel Street,
Glenorchy TAS

Information Memorandum

FOR SALE
Offers over \$1,200,000 + GST

Contents

Executive summary	3
Investment highlights	4
Location	6
Site overview	10
Improvements	12
Financial summary	14
Sale process and solicitor details	15
Appendices	16
Disclaimer	21



Executive summary

Elders Commercial Hobart is pleased to present Unit 2, 47 Chapel Street, a premium industrial facility with cold storage in Glenorchy.

ADDRESS

Unit 2, 47 Chapel Street, Glenorchy

LOCATION

Positioned in the highly sought-after northern suburbs industrial precinct, this property offers an exceptional blend of accessibility and discretion. With connectivity via Chapel Street, it provides seamless connectivity while maintaining a private and secure setting with access via Massey Street.

The location is further enhanced by its proximity to established trade businesses, warehousing facilities, and logistics operators, making it an ideal operational base for a variety of industrial users.

BUILDING

This high-quality industrial facility has been designed to provide operational efficiency and versatility, catering to a wide range of industrial and commercial users.

The property is further enhanced by the provision of a large 3 phase solar installation as well as valuable cold storage infrastructure in place.

SITE AREA

815 sqm*

BUILDING AREA

585 sqm* (as per annexed floorplan)

ZONING

'Light Industrial' under Tasmanian Planning Scheme - Glenorchy

OCCUPANCY STATUS

Vacant Possession

METHOD OF SALE

Offers over \$1,200,000 + GST

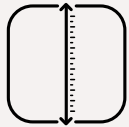
AGENT DETAILS

Liam Coyle 0407 868 370

George Burbury 0408 333 523

*Approximately

Investment highlights



HIGH-CLEARANCE WAREHOUSE

585 sqm* of clear-span tilt slab construction for maximum efficiency



INTEGRATED COLD STORAGE

150 sqm* of internal cold storage, ideal for food distribution or temperature sensitive industries



MEZZANINE OFFICE & AMENITIES

Dedicated administrative space with kitchen and toilet facilities



STRONG INVESTMENT POTENTIAL

Ideal for owner-occupiers or investors, with strong demand for industrial leasing in the area



GENEROUS ON-SITE PARKING

10* parking spaces, plus a shared driveway for heavy vehicle movement



ZONING & VACANT POSSESSION

Flexible usage options with immediate occupation or leasing potential



PRIME INDUSTRIAL LOCATION

Situated in Glenorchy's high demand northern suburbs industrial precinct, close to key transport links



EXCEPTIONAL ACCESSIBILITY

Minutes from Brooker Highway, providing direct access to Hobart CBD and major transport routes

*Approximately



Location



Positioned within Glenorchy's highly sought-after northern suburbs industrial hub, home to a range of established industrial, trade, and logistics businesses.



Easy access to Brooker Highway, the main arterial route linking Glenorchy to Hobart CBD (15* minutes' drive) and other key commercial precincts.



Located near major industrial operators and commercial businesses, providing networking opportunities and access to complementary industries.



Close to transport hubs, logistics providers, and industrial suppliers, ensuring streamlined operations for warehousing, distribution, and manufacturing businesses.

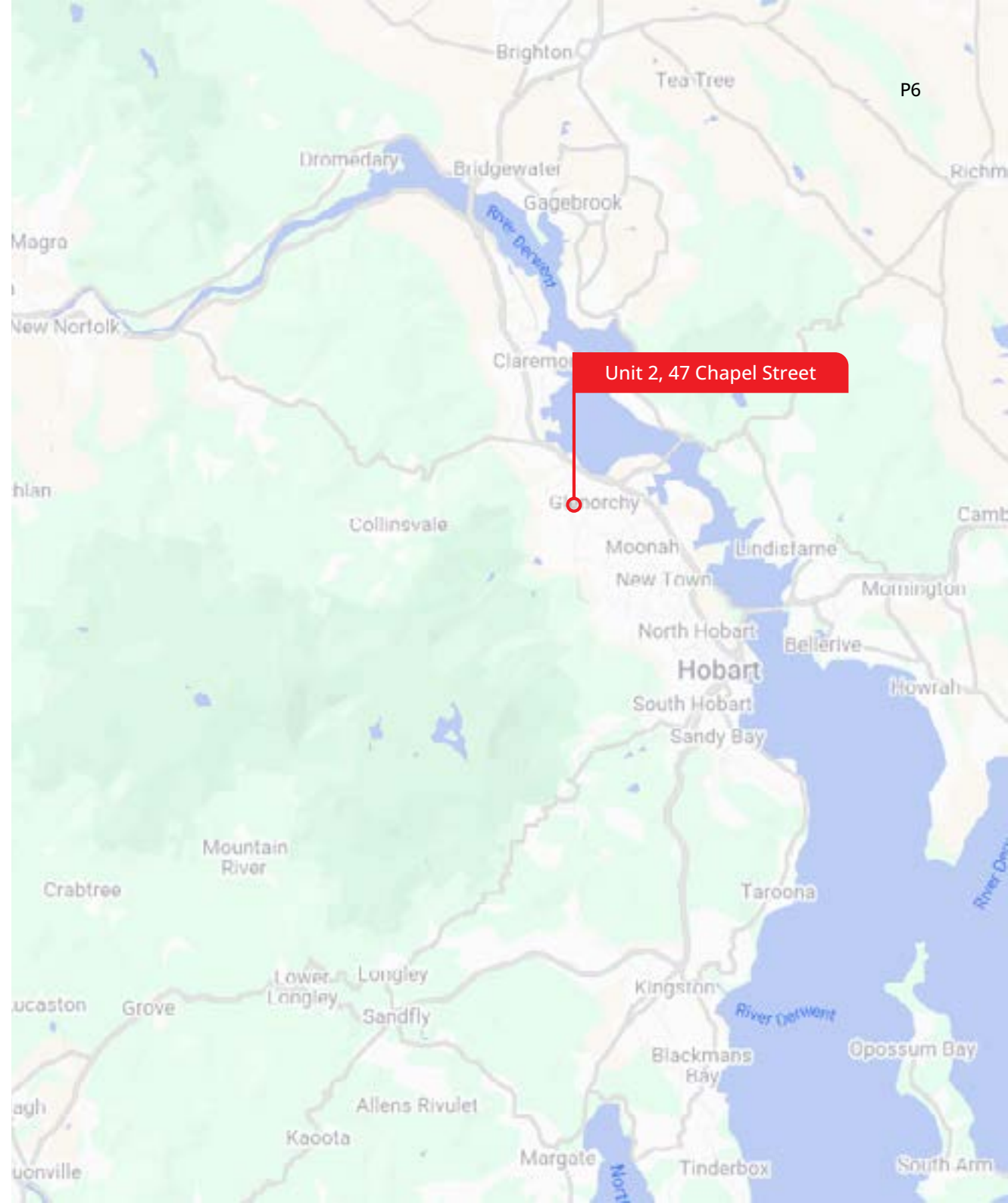


Minutes from retail centres, fuel stations, cafés, and business services, supporting staff needs and operational convenience.



Glenorchy's industrial sector continues to experience strong demand, driven by limited supply of quality industrial properties and ongoing economic growth in Southern Tasmania, making this a highly desirable investment or owner-occupier opportunity.

*Approximate







Outline indicative only



CommSec State of the States Report. *October 2025*

 Tasmania has the strongest job market remaining in **1st** place.

 Tasmanian's **construction work** is up **4.4%**.

 Tasmania remains **2nd** in equipment investment up **18.8%** (above the decade average).

 Tasmania remains in fourth spot for **home lending up 25.5%** (on the long term average).



Hobart continues to deliver the strongest capital city office market performance in Australia, leading the country for the sixth consecutive year. According to the Property Council of Australia's Office Market Report (February 2026), **Hobart's vacancy rate sits at just 5.2%**, up slightly from 3.6% last year yet still materially tighter than every other capital city market and well below the national average of 15.9%.



The Tasmanian median house price increased **4.9% for the quarter** to \$640,000 and increased 8.5% higher than the same period last year.

Source:
REIT September 2025
Quarterly Report

 Tasmania recorded **\$1.695 billion dollars' worth of property sold** for the September 2025 quarter. Compared to the September 2024 quarter, the total value of property sold increased by 13.3%.



TAS Tourism Fast Facts.
Updated September 2025

 Visitor Spend **\$3.659b | +5.7% | \$2,691 Avg. spend**

 Total Visitors **1.36m | +4.1%**

 Visitor Nights **12.75m | -0.5% | 9.4 Avg. nights**

Source: Tasmanian Visitor Survey, year ending September 2025, Tourism Tasmania.

Tourism's contribution to the Tasmanian economy.

TOURISM GROSS STATE PRODUCT

 **\$4.55 b TOTAL**

\$2.27 b DIRECTLY
5.4% of TAS GSP

\$2.28 b INDIRECTLY
5.4% of TAS GSP

Tourism contributes \$4.55 billion - 10.8 percent share to Tasmania's GSP. The direct and indirect contribution of tourism in Tasmania to GSP is the highest in the country.

TOURISM FILLED JOBS

 **50,800 TOTAL**

22,800 DIRECTLY 7.0% of TAS filled jobs

28,000 INDIRECTLY 8.6% of TAS filled jobs

50,800 Tasmanian jobs - 15.6 percent share to Tasmania's employment. The direct and indirect contribution of tourism employment is the highest in the country.

Source: Tourism Satellite Accounts 2023-24, Tourism Research Australia

Site overview

TITLE

Unit 2, 47 Chapel Street, Glenorchy is contained within the following Certificate of Title with the respective site area:

Volume 164714 Folio 2	815 sqm
Total Site Area	815 sqm*

A copy of the Certificate of Title and Plan is attached to this Information Memorandum.

ZONING

Unit 2, 47 Chapel Street, Glenorchy is currently zoned Light Industrial, under the under the Tasmanian Planning Scheme – Glenorchy.

The zoning provides a good flexibility with various uses either “Permitted” or “Discretionary” under the planning scheme.

A copy of the zoning Table of Uses is included in the Appendices of this Information Memorandum.

*Approximate





Improvements



High-Clearance Warehouse – Clearspan tilt slab construction for maximum operational efficiency.



Cold Storage Facility – 150 sqm* of internal cold storage, ideal for temperature-sensitive industries.



Flexible Layout – Versatile space suitable for warehousing, distribution, trade services, or manufacturing.



Mezzanine Office Space – Dedicated administrative areas with kitchen and toilet facilities.



Heavy Vehicle Access – Shared driveway allows for seamless truck and delivery movement.



Generous On-Site Parking – Space for 10* vehicles.

*Approximate

Unit 2, 47 Chapel Street, Glenorchy comprises a single storey industrial building described as follows:

CONSTRUCTION

Floors	Concrete
Main external walls	Concrete tilt slab
Roof	Metal
Construction year	Circa 2011

BUILDING SERVICES

Lighting	LED, Fluorescent, Down lighting
Fire Services	Fire extinguishers, Fire hose reels, Smoke detectors, Emergency exit lighting

BUILDING AREA

Ground floor	585 sqm*
Total:	585 sqm*



Financial summary

BUDGETED STATUTORY OUTGOINGS FY25*

Council Rates	\$6,299.31
Land Tax	\$972.50
Tas Water	\$2,175.12
Total Budgeted Statutory Outgoings	\$9,441.93

*Approximate

All figures exclusive of GST

All figures represented on an annual basis

Sale process and solicitor details

Unit 2, 47 Chapel Street, Glenorchy is being offered for sale.
Offers over \$1,200,000 + GST.

Inspections of the property are by appointment only and all parties must be accompanied by a member of the sales team.

A copy of the contract of sale is available from the selling agents.

VENDOR SOLICITOR DETAILS

Will Justo
Wallace Wilkinson Webster
169 Liverpool Street
Hobart TAS 7000



ADDITIONAL INFORMATION

Elders has on file additional information which can be supplied by the selling agents;

- Statutory charges invoices
- Contract of Sale

AGENT DETAILS



LIAM COYLE
Director, Commercial Sales
0407 868 370
liam.coyle@elders.com.au



GEORGE BURBURY
Director, Commercial Sales
0408 333 523
george.burbury@elders.com.au

Elders Commercial
5 Victoria Street,
Hobart TAS 7000



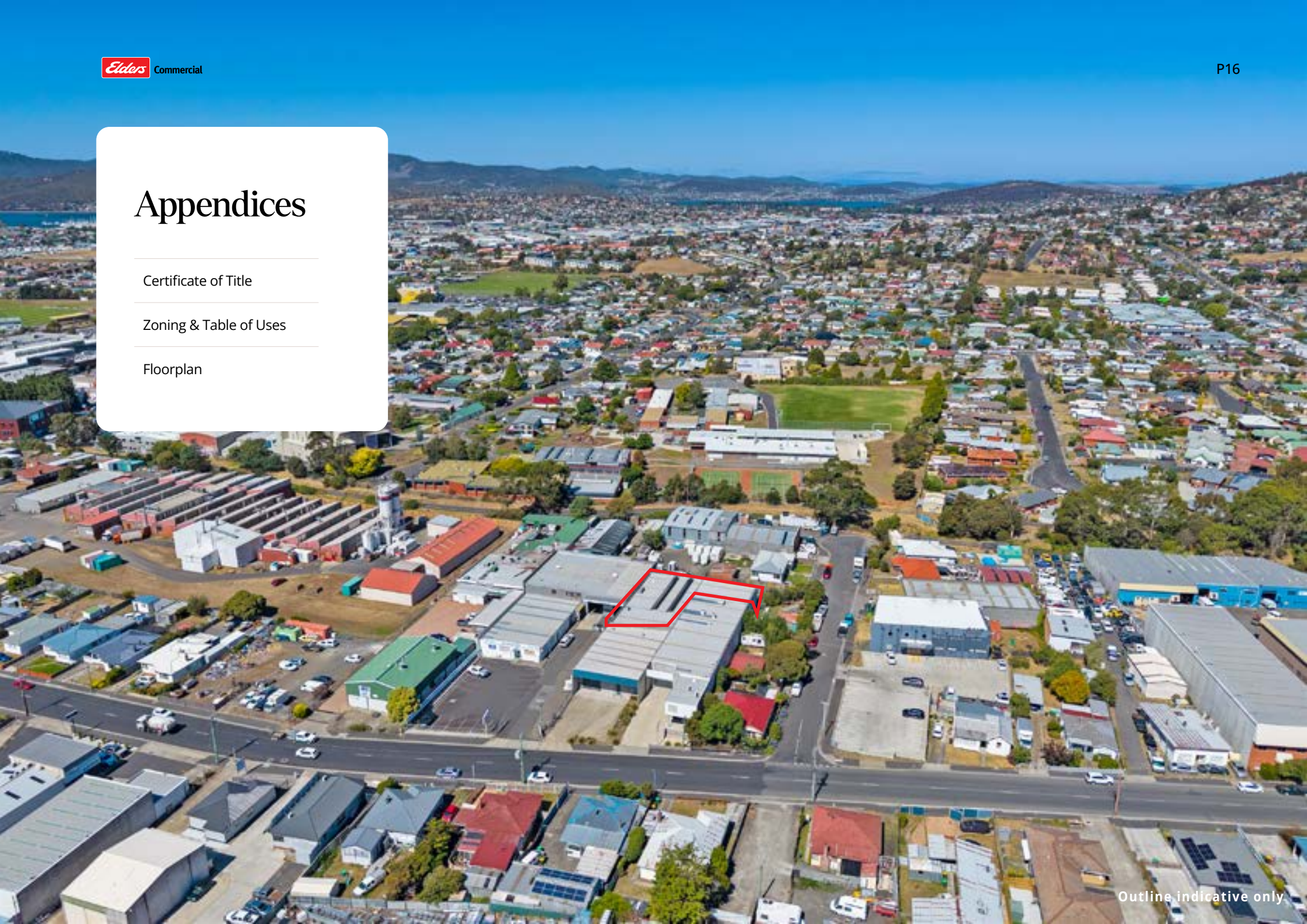
hobart.eldersrealestate.com.au

Appendices

Certificate of Title

Zoning & Table of Uses

Floorplan



SEARCH OF TORRENS TITLE

VOLUME 164714	FOLIO 2
EDITION 4	DATE OF ISSUE 24-Jan-2026

SEARCH DATE : 11-Feb-2026

SEARCH TIME : 10.33 am

DESCRIPTION OF LAND

City of GLENORCHY

Lot 2 on Strata Plan 164714 and a general unit entitlement operating for all purposes of the Strata Scheme being a 1 undivided 1/2 interest

Derived from Strata Plan 164714

Derivation : Part of 5A-0R-6P Granted to John Smith

SCHEDULE 1

N281925 TRANSFER to O2BME CORPORATE PTY LTD Registered
24-Jan-2026 at 12.01 pm

SCHEDULE 2

Reservations and conditions in the Crown Grant if any

The registered proprietor holds the lot and unit entitlement subject to any interest noted on common property Folio of the Register volume 164714 folio 0

34/8613 CONVEYANCE: BURDENING EASEMENT: Right of Drainage over the drainage easement shown on P.156250

34/8613 BENEFITING EASEMENT: (appurtenant to the land marked EFGB on P.156250) Right to pass and repass over the Right of Way 4.57 wide on P.156250

C922328 AGREEMENT pursuant to Section 71 of the Land Use Planning and Approvals Act 1993 Registered
24-June-2009 at noonE439776 MORTGAGE to National Australia Bank Limited
Registered 24-Jan-2026 at 12.02 pmUNREGISTERED DEALINGS AND NOTATIONS

No unregistered dealings or other notations

CITY OF GLENORCHY SUBURB OF GLENORCHY FOLIO REFERENCE: C.T 164714 SITE COMPRISES THE WHOLE OF LOT 1 ON PLAN No. 164714		STRATA PLAN NEW SHEET 1 OF 3 SHEETS NAME OF STRATA SCHEME No. 47 CHAPEL STREET, GLENORCHY, TAS-8040		Registered Number 164714 STRATA TITLES ACT 1980 REGISTERED - 7 NOV 2012 <i>Alice Kawa</i> Recorder of Titles
WITHOUT MONOPOLY CROSS NO. 115	LAST UPD No. EXM30	SCALE 1:400	LENGTHS IN METRES	
SITE PLAN				
				
NOTES: (i) ALL BUILDINGS ON THE SITE TO BE SHOWN ON SHEET 1. (ii) BUILDING TO SITE BOUNDARY OFF SETS OF LESS THAN 2.00 METRES TO BE SHOWN ON SHEET 1.		LODGED BY: MUEAN NEWLAND		
STAGE/COMMUNITY DEVELOPMENT SCHEME No. (IF APPLICABLE)		LODGED BY: MUEAN NEWLAND		

STRATA PLAN

NEW SHEET 2 OF 3 SHEETS

STRATA TITLES ACT 1998

Registered Number

James H. H. H. H.
 Council Delegate Date

164714

SCALE 1:400

CHAPEL STREET

MASSEY STREET

The diagram shows two adjacent lots, Lot 1 and Lot 2, situated between Chapel Street to the north and Massey Street to the west. Lot 1 is the upper lot with an area of 735m², and Lot 2 is the lower lot with an area of 815m². The boundaries are marked with heavy unbroken lines for horizontal lot boundaries and lighter lines for vertical boundaries. Specific points on the boundaries are labeled: 'X' at the top corners, 'A' at the junction of the lots, and 'C' at the bottom of Lot 1. The vertical boundaries are labeled 'SITE BOUNDARY'.

THE HORIZONTAL LOT BOUNDARIES ARE SHOWN BY HEAVY UNBROKEN LINES
 DEFINED BY:

- THE SITE BOUNDARIES (as shown)
- THE CENTRE OF THE CONCRETE WALL LABELLED AB
- THE PROLONGATION OF THE CENTRE OF THE CONCRETE WALL TO THE SITE BOUNDARY LABELLED AC
- THE PROLONGATION OF THE SITE BOUNDARY TO THE CENTRE OF THE CONCRETE WALL LABELLED AD
- THE FACE OF CONCRETE RETAINING WALL LABELLED XY
- THE PROLONGATION OF THE FACE OF CONCRETE WALL TO THE SITE BOUNDARY LABELLED XZ

THE VERTICAL LOT BOUNDARIES EXTEND FROM ONE (1) METRE BELOW GROUND LEVEL TO A HEIGHT OF TEN (10) METRES ABOVE GROUND LEVEL.

James H. H. H. H.
 Registered Land Surveyor

11-8-2
 Date

STRATA PLAN NEW SHEET 3 OF 3 SHEETS	Registered Number 164714
NAME OF BODY CORPORATE: STRATA CORPORATION No 164714, 47 CHAPEL STREET, GLENORCHY TAS 7010.	
ADDRESS FOR THE SERVICE OF NOTICES: 47 CHAPEL STREET, GLENORCHY, TAS 7010	
SURVEYORS CERTIFICATE I, <u>JUSTIN RJ LEGG</u> of <u>HOBART</u> a surveyor registered under the Surveyors Act 2002 certify that the building or buildings erected on the site and drawn on sheet 1 of this plan are within the site boundaries of the lot stated on sheet 1 and any encroachment beyond those boundaries is properly authorised according to law. <u>[Signature]</u> <u>22-10-18</u> 1041 Registered Land Surveyor Date Ref No.	COUNCIL CERTIFICATE I certify that the <u>GLENORCHY CITY</u> Council has: (a) approved the lots shown in this plan and (b) issued this certificate of approval in accordance with section 31 of the Strata Titles Act 1998. <u>[Signature]</u> <u>22-10-18</u> _____ Council Delegate Date Ref No.
GENERAL UNIT ENTITLEMENTS	
LOT	UNIT ENTITLEMENT
1	1
2	1
TOTAL	2

18.2 Use Table

Use Class	Qualification
No Permit Required	
Natural and Cultural Values Management	
Passive Recreation	
Utilities	If for minor utilities.
Permitted	
Emergency Services	
Equipment and Machinery Sales and Hire	
Manufacturing and Processing	
Port and Shipping	
Research and Development	
Service Industry	
Storage	
Transport Depot and Distribution	
Vehicle Fuel Sales and Service	
Discretionary	
Bulky Goods Sales	If for: (a) a supplier for Extractive Industry, Resource Development or Resource Processing; (b) a garden and landscaping materials, trade or hardware supplier; or (c) a timber yard.
Community Meeting and Entertainment	
Crematoria and Cemeteries	
Domestic Animal Breeding, Boarding or Training	
Educational and Occasional Care	If for alterations or extensions to existing Educational and Occasional Care.
Food Services	
General Retail and Hire	If for alterations or extensions to existing General Retail and Hire.
Recycling and Waste Disposal	If for a scrap yard or waste transfer station.



Total Approx. Floor Area : 585 sqm

All measurements are internal and approximate.
This plan is a sketch for illustration, not valuation.
Produced by Open2view.com

Disclaimer

IMPORTANT PLEASE READ IN FULL This Information Memorandum ("Information Memorandum") has been prepared by KF Tas (Property Services) Pty Ltd ABN 78 144 630 017 trading as Elders Tasmania ("Elders"). The purpose of the Information Memorandum is to provide the recipient ("Recipient") with general information concerning the property or properties the subject of the Information Memorandum ("Properties") to assist the Recipient in deciding whether to acquire them/it. This Information Memorandum does not constitute advice of any kind, a valuation or an offer or contract by Elders, or any of the vendors or their/its related entities or associates.

CONDITIONS OF RECEIVING THE INFORMATION MEMORANDUM

This Information Memorandum is supplied subject to the conditions outlined below:

1. The acceptance of the Information Memorandum, by the Recipient and/or any participation by the Recipient in any aspect of the sale process evidences its acceptance of those conditions. If you do not agree to these conditions, you must immediately return this Information Memorandum without further reviewing its contents.
2. This Information Memorandum is confidential and must not be disclosed, distributed or reproduced in whole or part to other parties by the Recipient without the prior written consent of Elders.
3. The information contained in this Information Memorandum does not purport to contain all the information that Recipients may require to evaluate whether, or not, to purchase the Properties. In addition, Elders and the vendor (including all their/ its respective directors, partners, consultants and/or employees, related bodies corporate and the directors, shareholders, managers, employees or agents of any of them) ("Information Providers") shall not be under any obligation to correct, update or revise the Information Memorandum, or any written or oral communications transmitted to the Recipient in the course of evaluating the Properties. This Information Memorandum is not to be considered as a recommendation by the Information Providers that any Recipient acquire the Properties. Each Recipient should conduct and rely upon its own investigation and analysis of the Properties and is advised to seek its own professional advice on the legal, financial, taxation and other consequences of acquiring the Properties tailored to its circumstances.
4. The Information Memorandum has been prepared in good faith with due care. It contains information provided by the vendors or third parties, which Elders has not independently verified. The Information Providers make no representation or warranty

express or implied, as to the accuracy, reliability, reasonableness or completeness of the contents of the Information Memorandum including areas, amounts, measurements, distances and all other numerical information (some of which may be approximates). Any photographs show only certain parts of the Properties as they appeared at the time they were taken. Except where otherwise indicated, all references to rent, income or price are GST exclusive.

5. All of the Information Providers expressly disclaim all liability (whether arising from negligence or otherwise) for, or based on, or relating to any such information (including any estimates or forward looking statements) contained in this Information Memorandum, or for any errors in or omissions from this Information Memorandum, or for any written or oral communications transmitted to the Recipient in the course of its evaluation of the opportunity, except for any liability which cannot be excluded as a matter of law.
6. The Information Providers reserve the right to provide further information to any person and will be under no obligation to treat all interested persons equally or provide the same information to the Recipient or any other approved recipients of this Information Memorandum.
7. The Vendor reserves the right to evaluate any offers, to reject any, or all, offers submitted and to deal with one party at the exclusion of others without giving reasons to the Recipient. The Information Providers will not be liable to compensate the Recipient or any intending acquirer for any costs or expenses incurred in inspecting, reviewing, investigating or analysing any information in relation to the Properties.
8. By accepting a copy of this Information Memorandum, the Recipient agrees that it will hereby irrevocably and unconditionally consent to submit to the jurisdiction of the Courts of Tasmania, in respect of any disputes, actions, suits or proceedings arising out of or relating to this Information Memorandum and the transaction contemplated herein.
9. Nothing in this disclaimer should be interpreted as attempting to exclude, restrict or modify the application of any applicable provisions of the Australian Consumer Law or a person's rights to make a claim under any applicable legislation or in circumstances where such preclusion would be contrary to law. The terms of this disclaimer are not to be interpreted against the party responsible for drafting the terms.

Elders Commercial Network.

National offices

SYDNEY

Level 30, Chifley Tower,
2 Chifley Square,
Sydney NSW 2000

MELBOURNE

Level 36, 55 Collins St,
Melbourne VIC 3000

BRISBANE

Level 4, 88 Tribune St,
South Brisbane QLD 4101

ADELAIDE

80 Grenfell St,
Adelaide SA 5000

PERTH

Level 2, 195 Great Eastern Hwy,
Belmont WA 6104

HOBART

5 Victoria Street,
Hobart TAS 7000

Tasmania

HOBART

5 Victoria Street
03 6220 6999

LAUNCESTON

54 Cameron Street
03 6333 7888

DEVONPORT

4 Stewart Street
03 6424 3568