



Gross Waddell ICR

10 & 12 Were Street  
Montmorency



For Sale

Public Onsite Auction on  
Friday 1st May 2026 at 1pm

# Prime 'Monty Village'

## Investment

### Leased to Established Operator

Gross Waddell ICR is pleased to offer 10 & 12 Were Street, Montmorency for sale via public auction. This is a rare opportunity to secure a prime Montmorency investment with an established tenant in a thriving retail precinct.

The offering of two adjoining titles as a single investment provides substantial future upside, making it ideal for investors seeking long-term growth.



Positioned within the tightly held "Monty Village", surrounded by popular cafes, specialty stores & high foot traffic just moments from Montmorency Primary School, Foodworks and Montmorency Train Station

### Key Highlights



Current Income: \$75,562\* p.a.



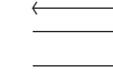
3% fixed annual increases, market review at option



Leased to established operator - The Grape & Hop Wine Bar



Double fronted landholding of 200sqm\* of Commercial 1 zoned land



Excellent exposure to Were Street plus rear right of way



Two titles sold as one, presenting exceptional future reversionary potential

### Tenancy Schedule

\*Approximate

Tenant	Building Area*	Rental p.a.*	Lease Term	Lease Comm.	Options	Reviews
The Grape & Hop Wine Bar	199sqm	\$75,562	3 years	01/09/2024	1 x 3 years	Annual 3%, market review at option



# Gross Waddell ICR

Every angle covered.



## Method of Sale

For Sale via Public Onsite Auction on Friday 1st May at 1pm.

## Sale Terms

10% Deposit and 60 days settlement or by negotiation.

## EXCLUSIVE SELLING AGENTS



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