



# FOR SALE

## FUNCTION CENTRE / HOTEL INVESTMENT OPPORTUNITY IN EXCELLENT LOCATION

1. Fully-fitted hotel operation with a valuable, late-night General liquor license.
2. Rear parking on title.
3. Generous site area of 1,939 square meters.
4. Spacious building area of 1,327 square meters.
5. Offered with Vacant Possession, with potential for a short-term leaseback - ready to operate.
6. Potential for future development, subject to council approval (STCA).
7. Excellent proximity to the Melbourne CBD and key tourism precincts including the Mornington Peninsula, Dandenong Ranges, and the Yarra Valley.

**Executive Summary:** Location: The property is centrally located in the outer eastern suburb of Dandenong, approximately 30 kilometers southeast of the Melbourne CBD. It is conveniently situated at 193 Lonsdale Street, close to all amenities within Dandenong's retail and commercial center, and merely 400 meters from Dandenong Railway Station.

**Description:** Currently operating as a licensed Entertainment venue with a liquor licence, the hotel previously housed a Sports Bar and TAB (now removed). It features a fully functional commercial kitchen, multiple rooms suitable for various uses, parking on the title, a rear three-level storage facility, and an older-style dwelling on the second floor.

**Method of Sale:** The property is offered for sale via Private Sale.

**Title Details:** Lot 1 on Title Plan 04853G - Volume 11082 Folio 673

**Land Area:** 1,939 square meters

**Zoning:** Comprehensive Development Zone (Greater Dandenong Council)

**Liquor License:** Late Night (General) - License No: 31901356

This property presents an exceptional investment opportunity due to its prime location, existing infrastructure, and potential for future development. We welcome expressions of interest and are available to provide further information or arrange inspections at your convenience.

Please do not hesitate to contact us should you require any additional details or wish to discuss this opportunity further.

Thank you for considering this investment opportunity.

CONTACT PETER ON 0484 088 888

0 BED | 0 BATH | 0 CAR

**PRICE:**

EXPRESSIONS OF INTEREST BY  
14th APRIL 2025

**OPEN FOR INSPECTION:**

N/A



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