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## 19 Evelyn Street Moe (Latrobe Valley) 3825 VIC Australia

Freehold Showroom with Dual Street Frontage: Large Land & Secure Solomon's Flooring Tenancy in La Trobe Valley!

Located in the thriving regional hub of the La Trobe Valley, 19 Evelyn Street, Moe, is an outstanding investment opportunity. Set on 1,092 square meters of land, the property features a 447-square-meter building comprising a modern showroom, office spaces, and a spacious warehouse. Its strategic corner location ensures high visibility and accessibility, complemented by ample parking for staff and customers.

Leased to Solomon's Flooring on a 3 + 3-year lease, this property benefits from a secure and established tenant with over 125 years of industry leadership in flooring solutions. The combination of a reliable tenant and the La Trobe Valley's vibrant economic landscape makes this property a compelling choice for investors seeking strong returns and long-term growth potential.



### Key Information

Investment Type	Show Room
Purchase Price	\$600,000
Net Yield	6.5%
Property Market Status	

### Key Highlights

- Eligible for 50% Stamp Duty Concession: Upfront saving of \$15,535.
- Purchase Price: \$600,000.



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- Net Yield: 6.5%.
- Net Rent (Gross): \$39,000 (\$41,340).
- Net Rent per sqm: \$87/sqm.
- Purchase Rate (on NLA): \$1,342/sqm.
- Asset Class: Showroom.
- Composition of Asset: Freehold property with showroom, warehouse, and office.
- Property Market Status: On market.
- Age of Asset: Approximately 30-40 years.
- Unapproved Structures On-Site: None reported.
- Owner's Reason for Selling: Freeing up cash.
- Seller & Tenant Relationship: Yes – Sale and leaseback.
- Current Tenant Duration on Site: Not specified.
- Last Sold/Price: 2018 / \$303,600.
- Vacancy Status: Tenanted (expected 6 months if vacant).
- Flood Zone: No.

#### Property Features

- Land Area: 1,092 sqm.
- Building Area: 447 sqm.
- Car Spaces: Around 8.
- Frontage: Dual frontage to Evelyn Street & Moore Street.
- Signage: Ample, with excellent exposure.
- Fit-Out: TBC
- Roller Doors: Yes.



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- Zoning: Industrial 3.

### Background Information

How old is the asset?	
Vendors reason for selling?	Cashing Out
How many days the property has been on the market with the selling agents?	
Is the property strata titled?	No
Are the seller & tenant related parties?	Yes
How long has the current tenant been on-site?	
How long have they been in business overall?	Months
Is the property in a flood zone?	No
Is this lease a leaseback arrangement?	Yes

### Location Information

#### A VIBRANT GROWING REGION

Located 140 km east of Melbourne's CBD, Latrobe City is one of the most liveable regions in Victoria, known for its high quality health, education and boasts all the recreational and cultural facilities of a large diverse regional centre with the added benefit of being located near some of the best tourist attractions in the state.

##### Culture & Lifestyle

Latrobe City's cultural scene is spread right across the major townships with retail, fine dining, attractions, arts, music, theatre and sporting events.

The region is a centre for hosting large national and international sporting events, in addition to a diverse and exciting range of cultural and community events. Latrobe City is known as the arts and culture hub of Gippsland with various entertainment facilities, theatres, cinema, art galleries and museums.

##### Employment & Industry

Latrobe City has about 4,441 businesses in the city and a workforce of approximately 34,486 people.

Health Care and Social Assistance is the primary employment industry in Latrobe, followed by Construction, Retail Trade and Manufacturing. In the five-year period 2015-2020, there was strong employment growth in Manufacturing, Mining, Construction and Health Care and Social Assistance.

##### Population Growth Forecast

Gippsland is forecast to become a fast growing part of Victoria as more people relocate to the region from Melbourne.\*

The Gippsland Regional Growth Plan considers the implications of growing the region to a population of 386,000 by 2041, an increase of 116,000 people.

Significant new investment in the region, particularly efforts to develop clean and renewable energy and to foster supporting research and advanced manufacturing sectors could help attract a higher population of up to 465,000 by 2041.

This upper range figure envisages that Latrobe City, as the regional city, comprising Moe, Morwell, Traralgon and Churchill, has the capacity to accommodate this level of population and economic growth.\*

To grow and diversify Gippsland's economy, and take advantage of value-adding opportunities within the region, efforts should be focused on the sectors of energy and earth resources, agriculture, forestry, fisheries, commercial and industrial development, and construction. Investment and support in these regional assets will help build upon existing communities and create a healthy and thriving towns, which is supported by a vibrant and diverse economy.\*

\* Source: Gippsland Regional Growth Plan May 2018

### Tenant Information



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**Established in 1890, Solomons Flooring is Australia's oldest and most trusted name in floor coverings, with over 60 retail stores nationwide.**

Their extensive range includes carpets, timber, laminate, hybrid, and vinyl flooring, as well as blinds and shutters. With a history spanning over 130 years and a strong network, Solomons Flooring exemplifies stability and quality, making them a reliable and dependable tenant for long-term partnerships.



### Financial Overview

Tenant	Solomons Flooring
Type of Rent	Retail Lease
Net Rent (gross)	\$39,000 (\$41,340)
Lease Term	Three (3) years
Commenced	From Settlement
Rent Review	Fixed 3%
Market Review	At option
Options	(3) + 3
Security	3 month rent
Outgoings	By Tenant (excl. land tax)

Outgoings	Paid by	\$
Council Rates	Tenant	TBC
Water Rates	Tenant	TBC
Land Tax	Landlord	TBC
Insurance	Tenant	TBC
Fire Protection	Tenant	TBC
Property management	Tenant	TBC
<b>Total</b>		<b>\$</b>

### Rental Comparison

Address | Total size: [Land] Building sqm | Rent \$/sqm

19 Evelyn Street, Moe | [1092] 447 | \$87/sqm  
74-76 Waterloo Road, Moe | [1161] 750 | \$99/sqm  
48 Moore Street, Moe | [889] 330 | \$219/sqm  
3A Moore Street, Moe | [387] 362 | \$99/sqm  
18A Swan Road, Morwell | [1102] 433 | \$69/sqm  
61 Bridle Road, Morwell [1468] 720 | \$239/sqm

### Offer to Purchase

Offer to Purchase	\$600,000
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Initial Deposit	\$30,000
Due Diligence	28 days
Finance Days	28 days
Settlement	21 days



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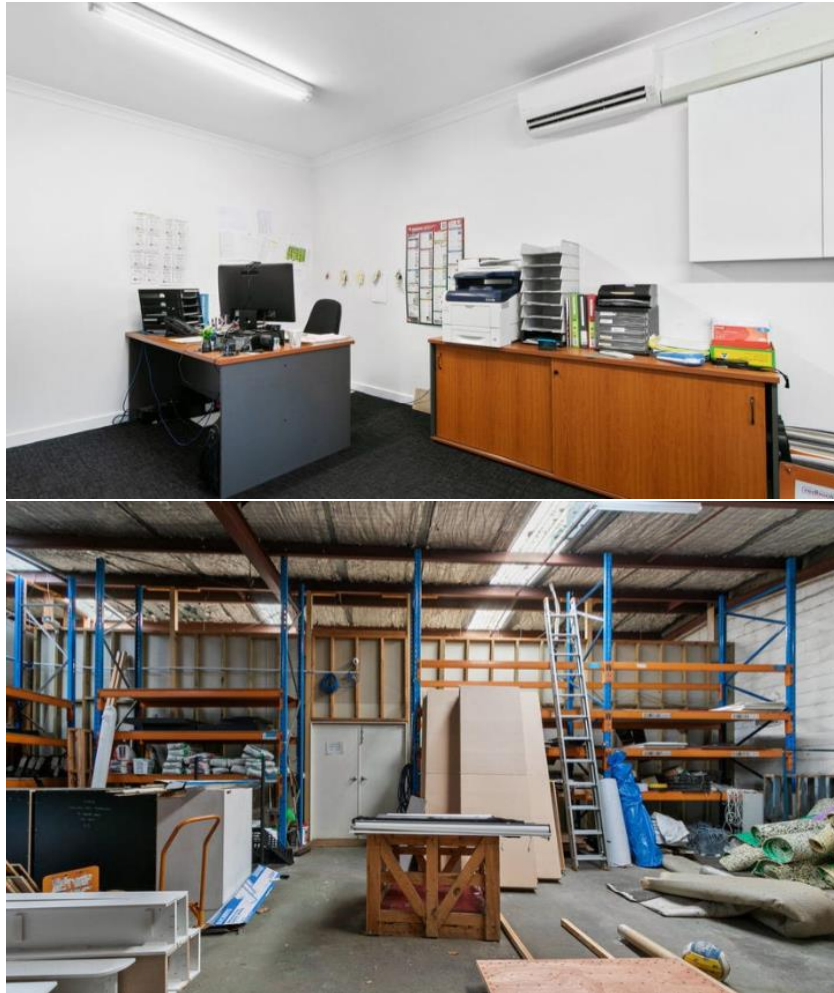


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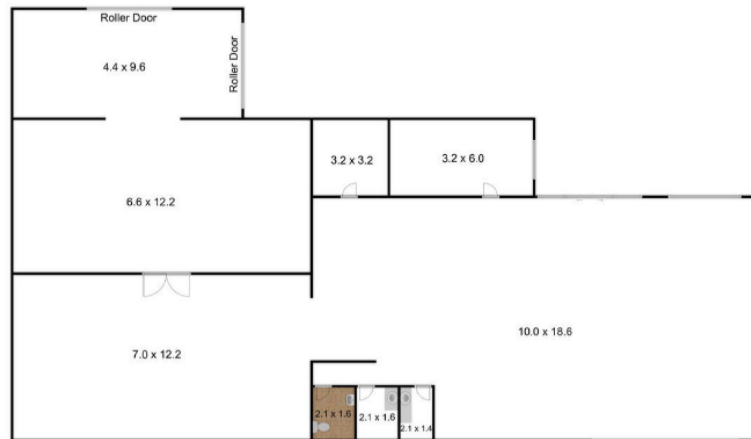






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