



## 33-37 Hewish Road, CROYDON, VIC 3136

### A Prominent Automotive and Industrial Investment

Elders Commercial is delighted to present for sale 33-37 Hewish Road and 40-42 Lacey Street a prominent automotive and industrial investment securely leased to YVT Automotive Group Pty Ltd currently trading as Croydon Toyota.

Strategically positioned on a high-exposure corner site, the property benefits from three road frontages, recently renovated fit for purpose improvements and secure tenancy income, underpinned by long-term occupation.

Comprising a substantial land area of 10,223 sqm\*, the property is zoned Industrial 1 (IN1Z) and is improved by 2,746m2\* of main building areas, in addition to a separate 1,500m2\* of industrial units.

#### Key investment highlights:

- Prominent 10,223sqm\* corner site with extensive frontages to Hewish Road, Windsor Road and Lacey Street
- Extensive building areas including 2,746 sqm\* of showroom, offices, workshop, wash/detailing facilities, in addition to 1,500 sqm\* made up of five industrial units.

**TYPE:** For Sale

**INTERNET ID:** 300P187256

#### SALE DETAILS

by Expression of Interest

#### CONTACT DETAILS

**Elders Real Estate Victoria**  
Level 36, 55 Collins Street  
Melbourne, VIC  
03 9609 6222

**Nick Myer**  
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- Zoned Industrial 1 (IN1Z) set within the Maroondah Planning Scheme
- Net income: \$448,440 pa\* + GST + outgoings (5-year term from Dec 2024, CPI annual increases, options to 2044)
- Additional income from five short term factory tenancies to the rear of the site on monthly leases with a combined short term rental income of \$104,676 pa\* + GST + outgoings
- Strategic outer-eastern location approx. 25km from Melbourne CBD with excellent connectivity to major arterials

To be offered for sale via Expressions of Interest closing 13 November 2025 at 4pm.

\* denotes approximately

- Land Area 1.0223 hectares
- Commercial Type:
- Building Area: 4,246.00 square metres





