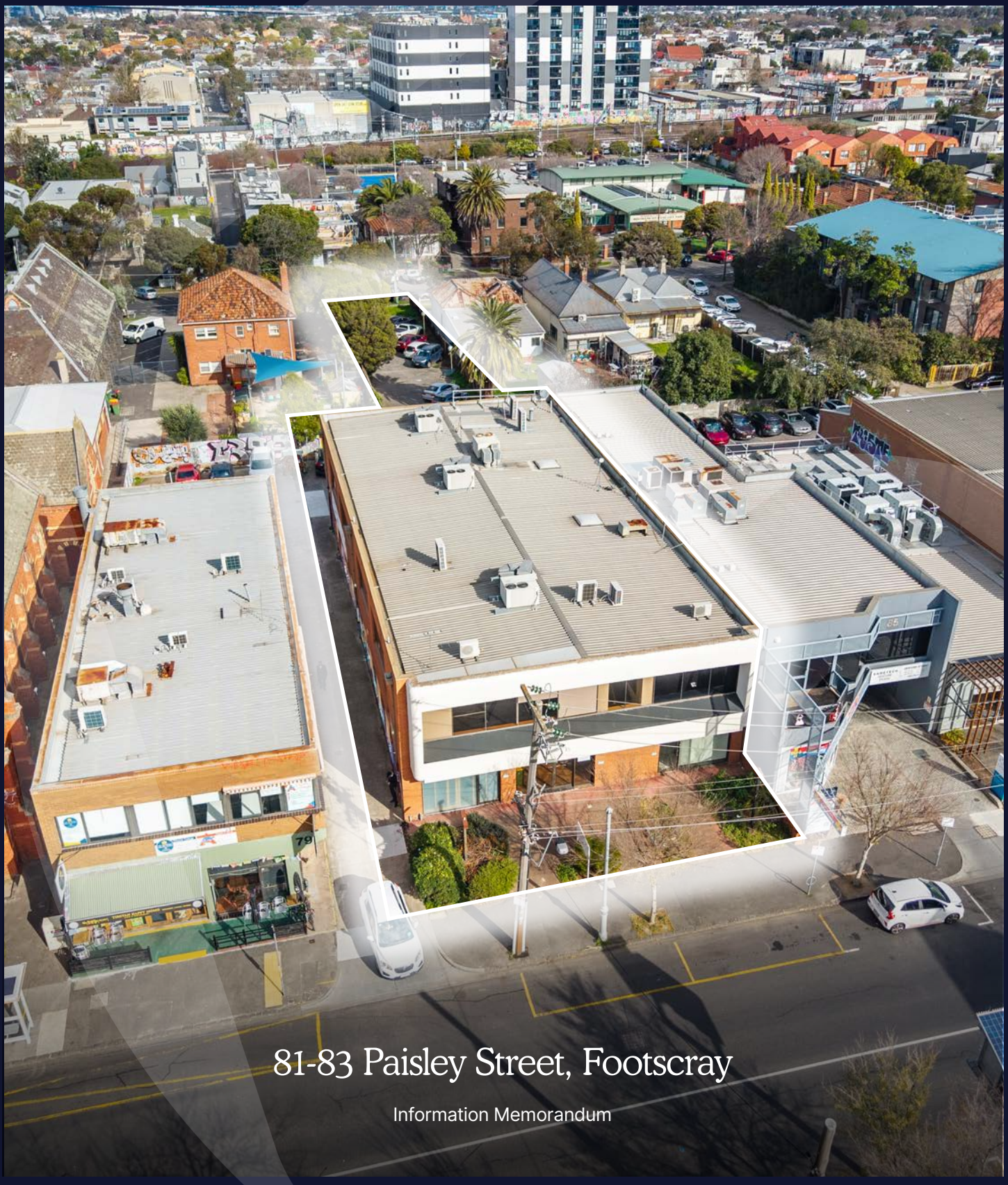
Gross Waddell ICR



81-83 Paisley Street, Footscray

Information Memorandum

Substantial Office and Medical Freehold in the Heart of Footscray

For Sale by Expressions of Interest Closing Thursday 10th September 2026 at 3:00pm

Gross Waddell ICR is pleased to offer 81-83 Paisley Street, Footscray for sale.

Positioned within one of Melbourne's most dynamic commercial precincts, this substantial office and medical freehold presents an exceptional opportunity for owner-occupiers or investors to secure a significant freehold asset with immediate occupancy.

Strategically located within Footscray's major commercial and retail precinct and 5.5 km* from Melbourne's CBD, the property benefits from exceptional connectivity and a wealth of surrounding amenity.

Gross Waddell ICR



Danny Clark
0448 066 889
dclark@gwicr.com.au

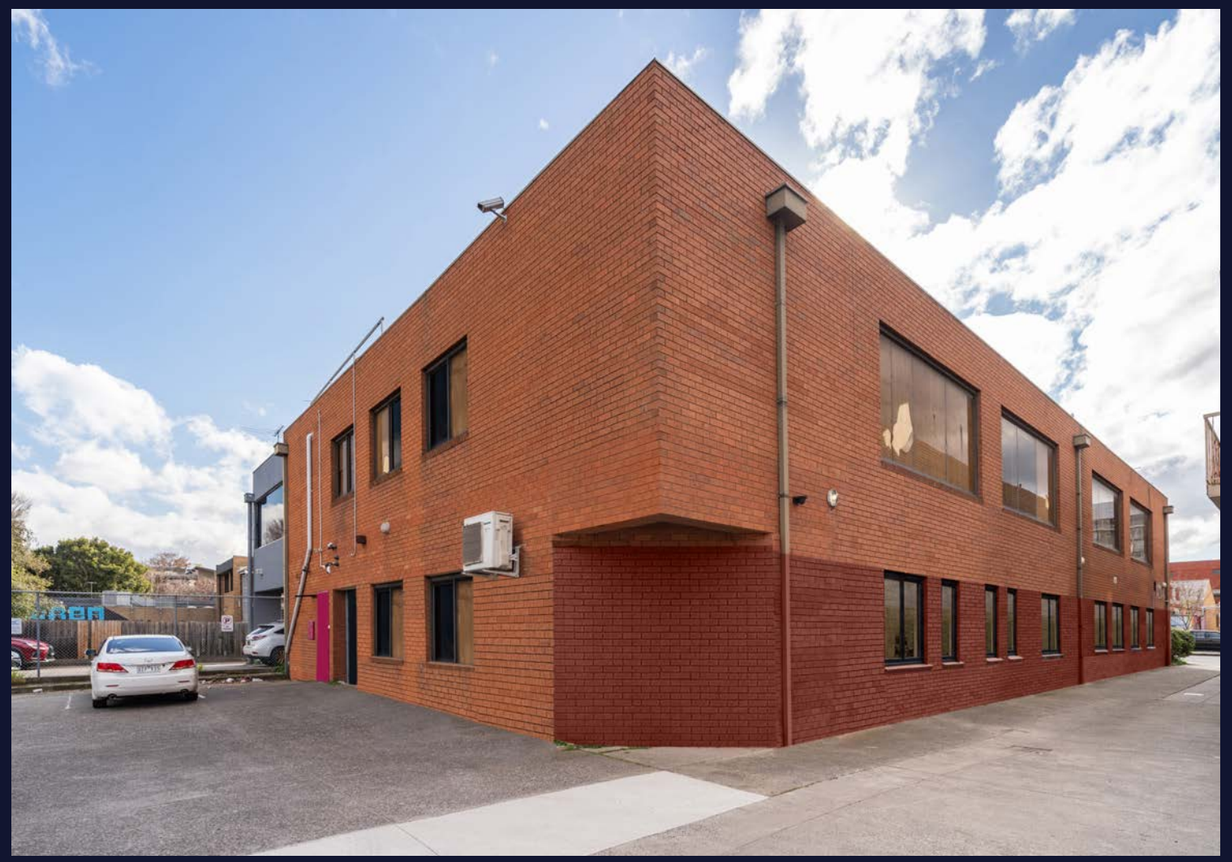


Alex Ham
0410 545 226
aham@gwicr.com.au



Glenn Ye 叶格林
0400 800 388
gye@gwicr.com.au





81-83 Paisley Street

Footscray

PICKETT STREET

PAISLEY STREET

FOOTSCRAY LIBRARY

OUTLINE INDICATIVE ONLY

Executive Summary

DESCRIPTION	Substantial two-level office freehold in central Footscray, offering 974 sqm* of building area on 1,520 sqm* of land with vacant possession.
BUILDING AREA	974 sqm*
LAND AREA	1,520 sqm*
CAR PARKING	20 on-site car parks
TENURE	Vacant possession
LOCATION	Prime central Footscray location, within walking distance of Footscray Station, major retail and dining amenities, Victoria University and key transport links, just 5.5 km* from Melbourne's CBD.
TITLE DETAILS	Land in Plan of Consolidation 159912U. PARENT TITLES: Volume 02840 Folio 915 Volume 02865 Folio 928 Volume 03012 Folio 251
ZONING	ACZ1 - Activity Centre Zone - Schedule 1





Every angle covered.

Key Investment Highlights

974 sqm* two-level freehold office with flexible accommodation

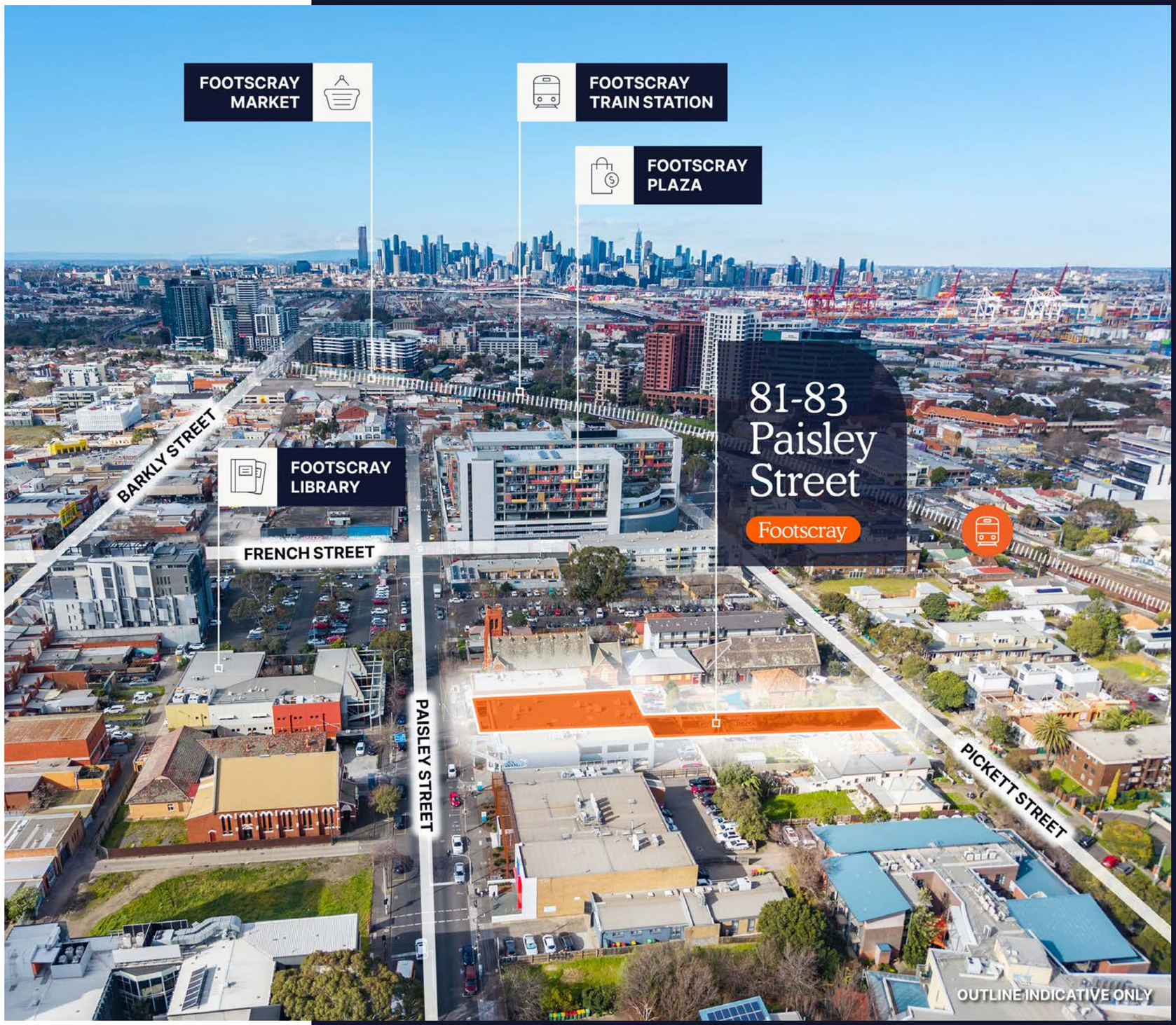
Vacant possession, ready to occupy, refurbish or lease

Substantial 1,520 sqm* Activity Centre Zone (ACZ) landholding

20 on-site car parks

Prime Footscray location close to the train station, hospital, Victoria University and retail precinct

Exceptional connectivity, just 5.5 km* from Melbourne CBD



*approx.

Location

Strategically positioned in the heart of Footscray's established commercial and activity centre precinct, 81-83 Paisley Street benefits from outstanding connectivity and proximity to a broad range of retail, hospitality, education, health and transport amenities.

The property is within easy walking distance of Footscray Train Station and major bus routes, providing convenient connections to Melbourne's CBD and surrounding metropolitan areas. Victoria University, Footscray's vibrant retail and dining precinct and the new Footscray Hospital are also located nearby, supporting strong levels of daily activity and ongoing investment within the area.

Located approximately 5.5 km* west of Melbourne's CBD, the property also enjoys excellent road connectivity via Dynon Road, Ballarat Road, Footscray Road and CityLink. Footscray's continued growth, major infrastructure investment and evolving commercial landscape further reinforce the location as one of Melbourne's most dynamic inner-western precincts.









Footscray's ongoing population growth and urban renewal continue to strengthen its position as a key metropolitan activity centre.



OUTLINE INDICATIVE ONLY

Property Particulars

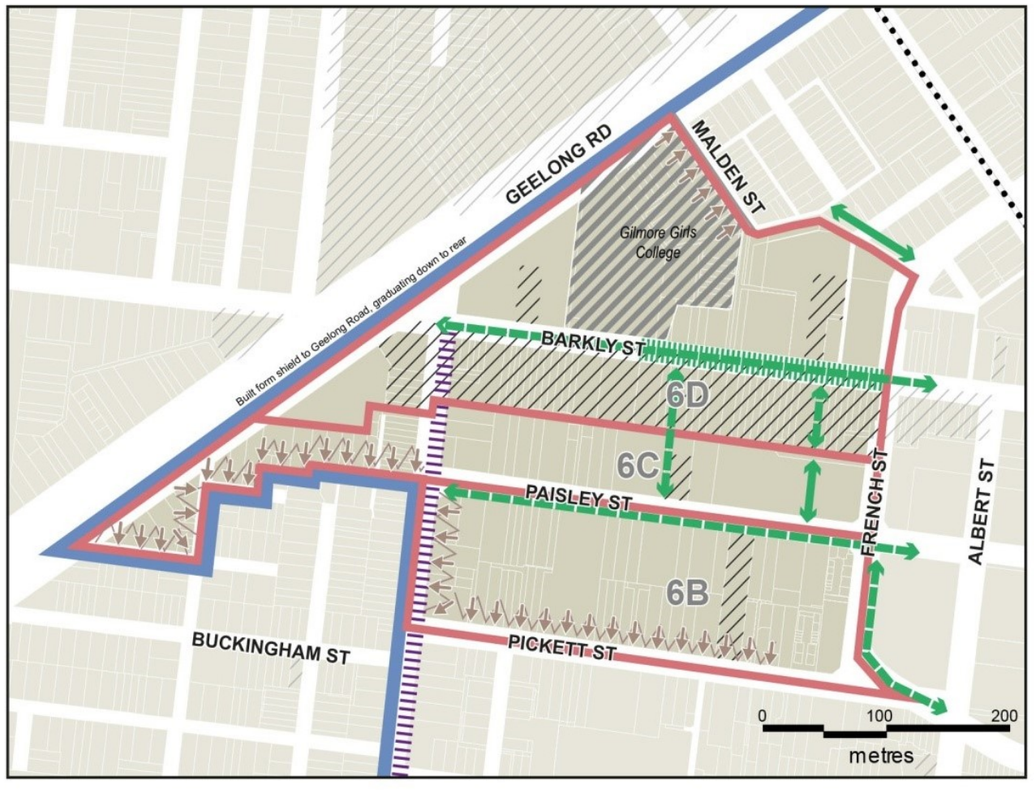
Land Area & Dimensions

ADDRESS	81-83 Paisley Street, Footscray
LAND AREA	1,520 sqm*
FRONTAGE	Paisley Street: 20.5 m* Pickett Street: 10 m*

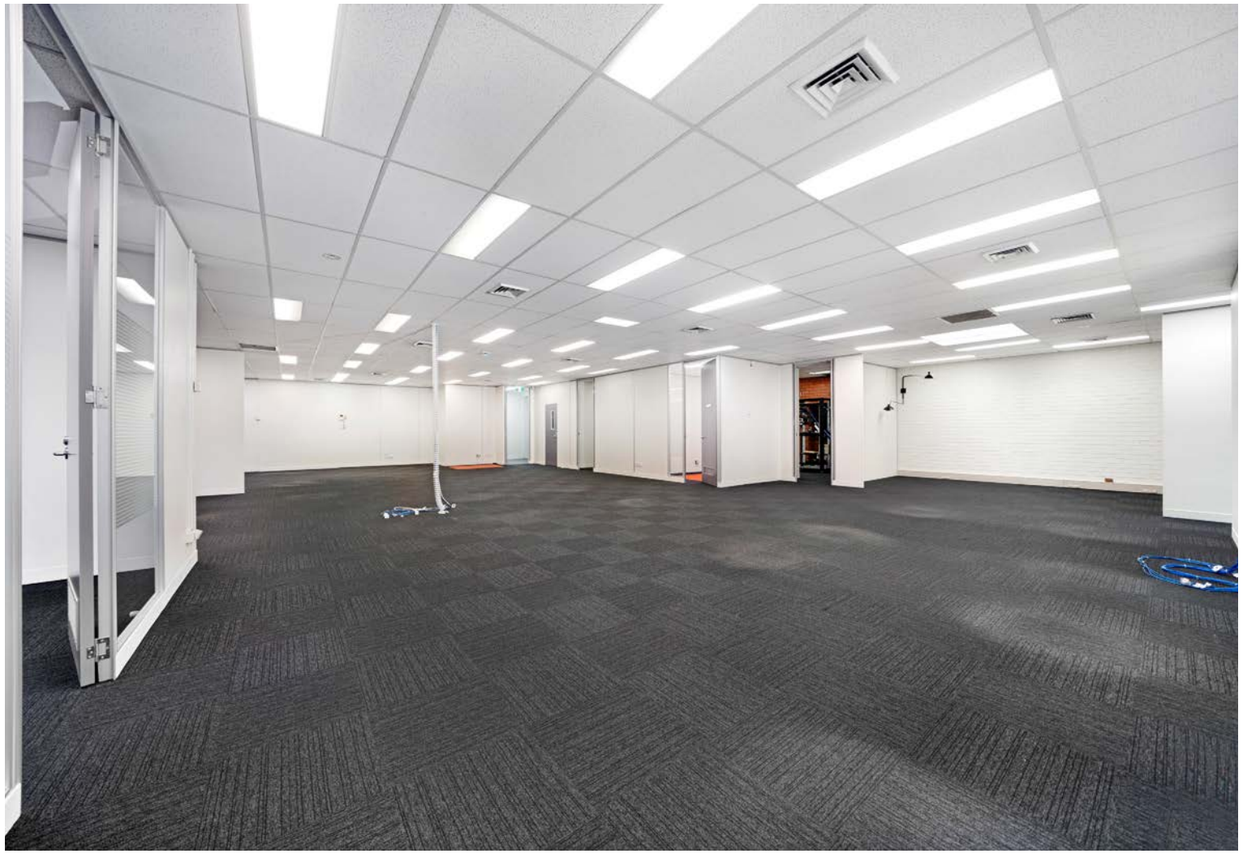


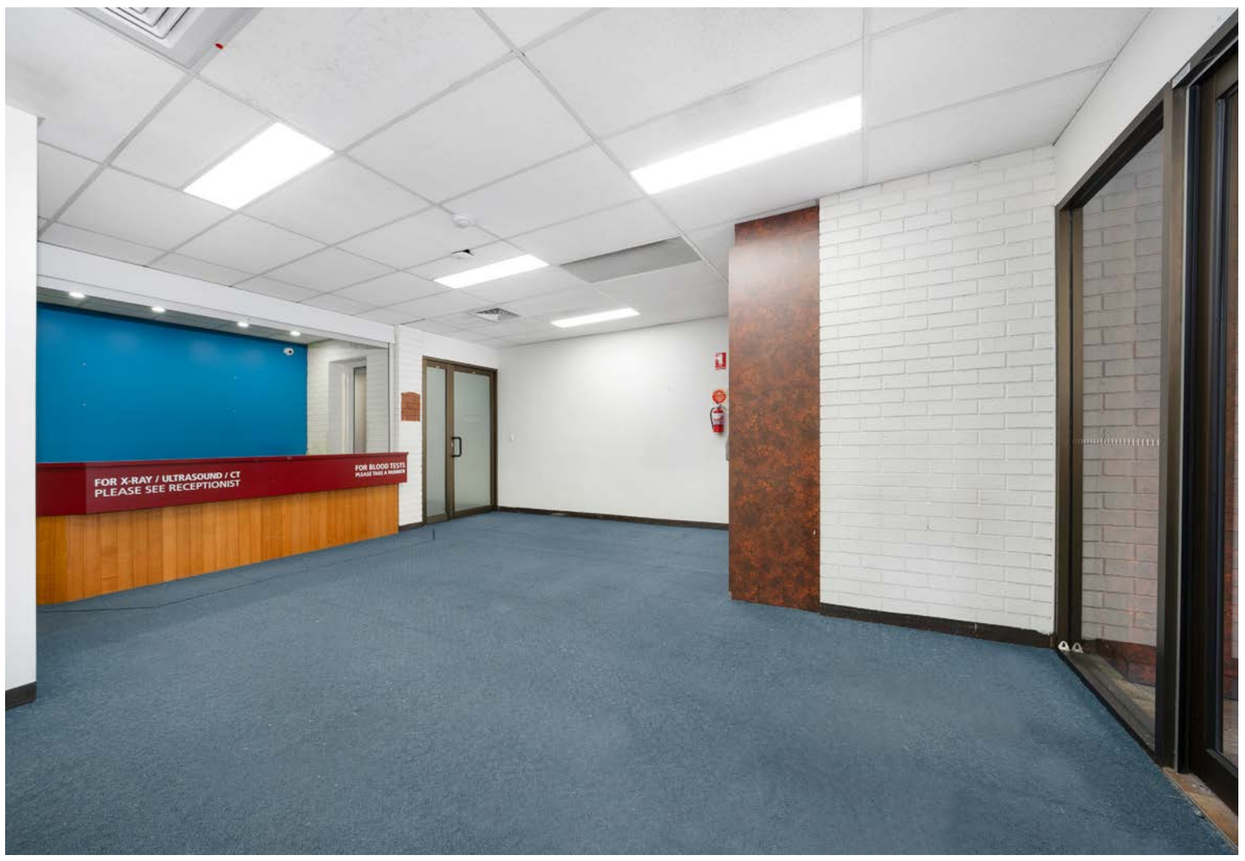
Certificate of Title & Zoning

MUNICIPALITY	Maribyrnong City Council
ZONING	ACZ1 - Activity Centre Zone - Schedule 1
OVERLAYS	DCPO2 - Development Contributions Plan Overlay - Schedule 2
TITLE DETAILS	Land in Plan of Consolidation 159912U. PARENT TITLES: Volume 02840 Folio 915 Volume 02865 Folio 928 Volume 03012 Folio 251
PRECINCT OBJECTIVES	• To support the growing mixed-use character of the precinct with an emphasis on employment uses, commercial services and small businesses which support the regional role of the MAC. • To encourage residential development which appropriately responds to surrounding land uses and provides good amenity for future residents.








FOR X-RAY / ULTRASOUND / CT
PLEASE SEE RECEPTIONIST
FOR BLOOD TESTS





Sale Process

Method of Sale

For Sale via Expressions of Interest Closing Thursday 10th September 2026 at 3:00pm.

Sale Terms

10% Deposit and 30/60/90 days settlement

Due-Diligence and Legal Documentation

Contract and Section 32 available on request

Gross Waddell ICR

EXCLUSIVE SELLING AGENTS



Danny Clark
0448 066 889
dclark@gwicr.com.au



Alex Ham
0410 545 226
aham@gwicr.com.au



Glenn Ye 叶格林
0400 800 388
gye@gwicr.com.au

Gross Waddell ICR

Every angle covered.

Gross Waddell ICR and Staff ("The Agents") for themselves and the Vendor of the property give notice that:

1.The Agents advise that the financial information in this report, relating to income, outgoings and the like is provided in good faith without reference to the possible impact of GST, if any. Purchasers should make their own assessment of the impact of GST on the property.

2.The particulars are set out as a general outline only for the guidance of Purchasers and do not constitute an offer or contract.

3.All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith. Intending Purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. A draft Agreement for Sale of Land is available for inspection at the offices of the marketing agents. In the event of inconsistency between the Information Memorandum and the Agreement of Sale of Land, the provisions of the Agreement of Sale of land shall apply.

4.No person in the employ of Gross Waddell and Staff has any authority to make or give any representation or warranty whatsoever in relation to this property.

5.The Agents, the Vendor and each of their associates and every person involved in the preparation of the Information Memorandum expressly disclaim any liability on any ground whatsoever for any direct or consequential loss or damage (whether foreseeable or not) which may result from any party acting on or relying upon all or any part of the information contained in the Information Memorandum notwithstanding any negligence, default or lack of care.

6.The rent, outgoings and other amounts payable by a tenant ("tenant payments"), as well as the value of the property, may be affected by GST, especially if the owner is unable to rcover GST on tenant payments received from tenants.

7.This Information Memorandum does not constitute financial advice of any type or form. All interested parties are advised to consult their own financial and/or investment advisor.

8.*Denotes approximate.