

## Prominent Waterfront Function Venue & Freehold for Sale in Waterfront Docklands precinct!

420s  
qm

### 108 Newquay Promenade, Docklands

#### Contact Agent

Expressions of Interest Close Friday 6th September 2025 at 5:00pm (AEDT) – A Rare Melbourne Waterfront Opportunity

Raine & Horne Land Victoria proudly presents 108 Newquay Promenade, Docklands – a prestigious 420 m<sup>2</sup> premium waterfront function venue offered with business, equipment and freehold title.

Set along the stunning Bay Marina, this property delivers the ultimate combination of prime location, established hospitality infrastructure and exceptional growth potential. Just 75 metres from the free city tram and minutes to Etihad Stadium, Waterfront City and the Melbourne CBD – this is truly one of the city's most sought-after event destinations.

#### Property Highlights

- Total Building Area: 420 m<sup>2</sup> (approx.)
- Seating Capacity: Currently 120 seated

150 cocktail-style

**Property ID:** L36011168

**Property Type:** Retail

**Building / Floor Area:** 420

**Land Area:** 420.0 sqm

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#### Jasdeep Singh

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- Potential to increase to 220+ inside & up to 50 outside
- Liquor Licence: 200 patrons
- Fully equipped commercial kitchen, cool room, loading bay & service window
- 100 m<sup>2</sup>\* outdoor dining area with sweeping marina views
- Commercial split-system heating & cooling
- Multiple offices/storage rooms & indoor toilets (incl. accessible facilities)
- Ample nearby guest & staff parking
- Zoning: Commercial/hospitality in a premier tourism district

#### Business & Event Appeal

Currently operating as 108 Docklands, the venue is well-known for hosting:

- Luxury weddings & receptions
- Engagement parties & cultural celebrations
- Corporate conferences & product launches
- Milestone birthdays & anniversaries
- Baby showers, private gatherings & themed events

With a strong reputation for elegant, tailored event experiences and the advantage of waterfront prestige, this venue is a turnkey solution for hospitality groups, event specialists, or astute investors.

#### Why This Is Unmissable

- Rare waterfront freehold + operating business in Melbourne's inner city
- Liquor licence & large-scale event potential
- Unmatched location in Docklands' lifestyle & tourism hub
- Multiple revenue streams: functions, dining, outdoor events, and corporate hire
- Significant scope for capacity expansion & concept rebranding

Act Now Opportunities of this calibre – combining real estate, hospitality and location excellence are exceptionally rare.

EOI Closing Date: Friday 6th September 2025, 5:00pm (AEDT)

Contact:

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Disclaimer: All information is provided as a guide only. Buyers must conduct their own due diligence regarding property details, business operations, licensing and approvals.

Interested parties should conduct their due diligence prior to making any submissions. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent.

Due Diligence Checklist – <http://www.consumer.vic.gov.au/duediligencechecklist>