

# News Release



## Polish Club Ashfield joins with neighbours to seek expressions of interest for combined site

*Significant amalgamated site with development potential offered to market through JLL*

**Sydney, 30<sup>th</sup> August 2018** – The site next door to — and owned by — the Polish Club Ashfield, one of the suburb's most significant community sites, has been launched to market.

The club and the owner of several adjoining properties are inviting expressions of interest for the purchase of a combined 4058sqm site in an expressions-of-interest (EOI) campaign through JLL.

The club's portion is 75 Norton Street, next door to the existing club, which is currently an open car park and a partly burnt-out building.

The remainder of the combined site is 81 Norton Street and 188, 194, 196 and 198-200 Liverpool Road. The Liverpool Road sites are all retail and commercial tenancies currently trading at the centre of the inner-west Sydney suburb.

JLL's **Leslie Cheng**, Director, Sales & Investments – NSW, said: "The site comprises six individual titles and both owners have held their properties for many years."

"The club is interested in discussing its options with potential new owners to retain its presence next door as part of any future development. The club's board has a vision to increase its attractiveness to members, the local community and customers via this development.

"The other properties, which front Ashfield's busiest thoroughfare, have been owned by the same family for many years."

The area is zoned B4 Mixed Use, which allows development to a height of 23 metres with a floor space ratio of 3:1.

JLL's **Ben Hunter**, Head of Metropolitan Sales & Investments – NSW, said: "Construction activity in Ashfield is high and given its close proximity to the Sydney CBD, there's continuous and healthy demand for apartments in the area."

"There are not many large mixed-use sites remaining in Ashfield and the amalgamated property we are taking to market has the potential for mixed-use development with significant scale."

The Polish Club Ashfield has its origins in the late 1940s after World War 2, when former soldiers started arriving in Australia with their families. Financed and built by its founding members, after a target number of 200 was attained in 1964, the club opened officially in May 1967.

According to its [website](#), the club has hosted many famous guests over the years including actor Magda Szubanski, scientist Dr Karl Kruszelnicki, Olympic swimmer Michael Klim and Cardinal Karol Wojtyła, who would go on to serve as Pope John Paul II.

Earlier this year, the club was featured on Channel 7's Sunrise morning program and is an official club partner of the Invictus Games to be held in Sydney in October.

The properties are 250m from Ashfield station and close to Ashfield Mall, Ashfield Aquatic Centre, Club Ashfield, Wests Ashfield Leagues Club and schools. Ashfield is 15km from the Sydney CBD.

The expressions-of-interest (EOI) campaign for 75 Norton Street, 81 Norton Street and 188, 194, 196 and 198-200 Liverpool Road closes on 12 October 2018.

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### About JLL

JLL (NYSE: JLL) is a leading professional services firm that specializes in real estate and investment management. Our vision is to reimagine the world of real estate, creating rewarding opportunities and amazing spaces where people can achieve their ambitions. In doing so, we will build a better tomorrow for our clients, our people and our communities. JLL is a Fortune 500 company with nearly 300 corporate offices, operations in over 80 countries and a global workforce of 86,000 as of June 30, 2018. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated. For further information, visit [jll.com.au](http://jll.com.au).

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