



Flexible Investment Poised for Rental Growth

Sold

Contact Agent

Sold: Tue 01-Jan-19

Industrial/Warehouse • Retail • Showrooms/Bulky Goods

106 Station Road, Seven Hills, NSW 2147

Floor Area:

4,365 m²

Land Area:

0.86ha (2.13 acres) (approx)



Property Description

- Zoned - B7 Business Park
- Five adjoining units
- Busy road intersection

Opportunities to acquire an investment property of this scale, location and flexibility are rarely offered within the Sydney investment market.

Key features include:

- Fully let net income of \$470,075* per annum net
- Comprises 5 individual units having a total area of 4,493.5m²*
- Significant Land Holding of 8,157sqm*
- B7 Business Zone permits a range of uses including Bulky Goods Retail, Trade Showrooms and various industrial uses
- Very well located to both the M2 & M7 Motorways
- Seven Hills bus/rail interchange within 600m
- High profile corner location, with two street access
- Flexible zoning enables repositioning to capture rental growth

Excellent opportunity providing an estate purchaser to acquire a Seven Hills investment property.

EOI Closing: 7th December 2018 at 2:00pm (AEDT).

* All amounts are approximate.

Additional Details

**Parking
Comments**
OnSite

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