



51 Station Street ENGADINE NSW

This property, zoned 8 (urban centre) with the FSR, has potential to increase rent lettable area which can be achieved with another level added on top of existing, s.t.c.a., attracting an increase in rental and property value.

Large retail/office with A grade tenant potential
Enormous exposure with wide street frontage of 6.25m (approx)

Ample on site parking at rear

Two street frontage/access

Street level showroom, mezzanine and lower storage/parking

Land area 236sqm (approx), 6.25 x 37.8

Potential income \$50,000 per annum (approx)

Council Rates \$1,482 p.a. (approx)

Water Rates \$650 p.a. (approx)

Building insurance \$2,002 p.a. (approx)

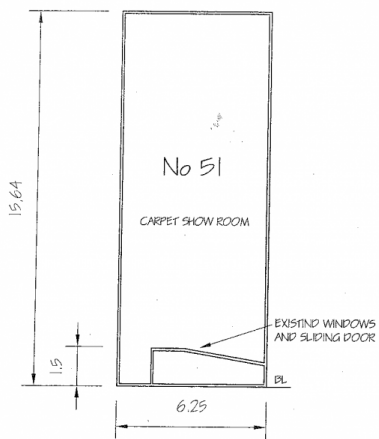
Building Size : 200 sqm

Land Size : 236 sqm

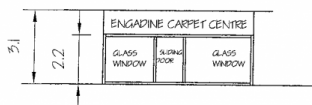
View : <https://www.chrisburke.com.au/sale/nsw/sutherland/engadine/commercial/retail/7403851>



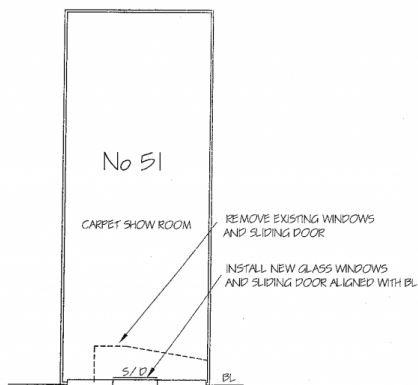
David Kennedy
0295441111



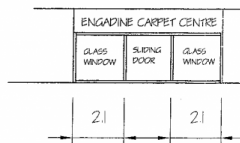
EXISTING PLAN



SOUTH ELEVATION



PROPOSED PLAN

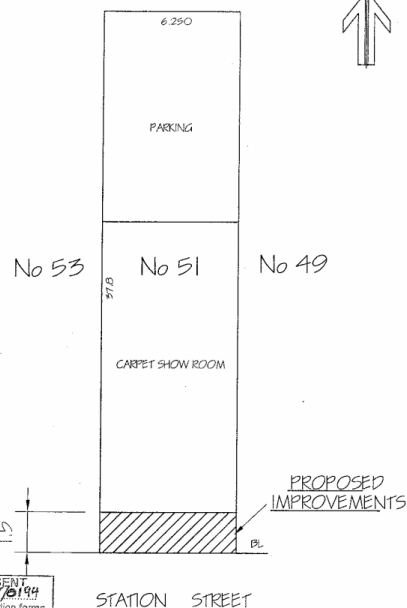


SOUTH ELEVATION

DEVELOPMENT CONSENT
Development Consent No. 042/0194
This plan / supporting documentation forms
part of the above development consent.
17 APR 2007
SUTHERLAND SHIRE COUNCIL

NOTES

1. WHEEL CHAIR ACCESS TO REMAIN
2. REMOVE EXISTING GLASS WINDOWS AND DOOR
3. NEW WINDOWS AND DOOR TO BE ALIGNED WITH BUILDING LINE
4. STORAGE AREA ABOVE NEW IMPROVEMENTS TO BE REMOVED



SITE PLAN

DA07/0194 Drawing No.1 sheet 1

PROPOSED IMPROVEMENTS
FOR MR & MRS BROKENSHIRE
51 STATION ST, ENGADINE
ENGADINE CARPET CENTRE

SCALE
1:100