



51 Station Street ENGADINE NSW

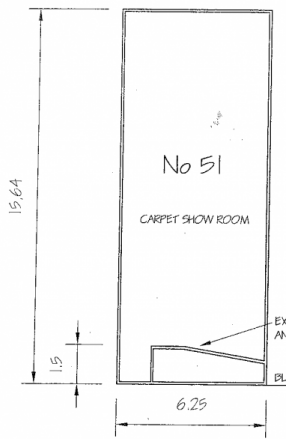
This property, zoned 8 (urban centre) with the FSR, has potential to increase rent lettable area which can be achieved with another level added on top of existing, s.t.c.a., attracting an increase in rental and property value.

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)

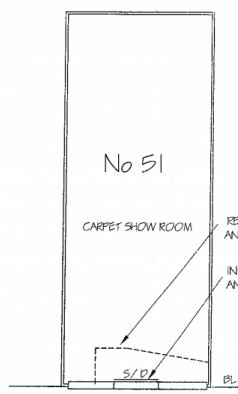
Building Size : 200 sqm
Land Size : 236 sqm
View : <https://www.chrisburke.com.au/sale/nsw/sutherland/engadine/commercial/retail/7403851>



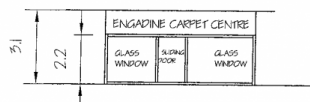
David Kennedy
0295441111



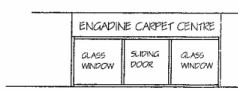
EXISTING PLAN



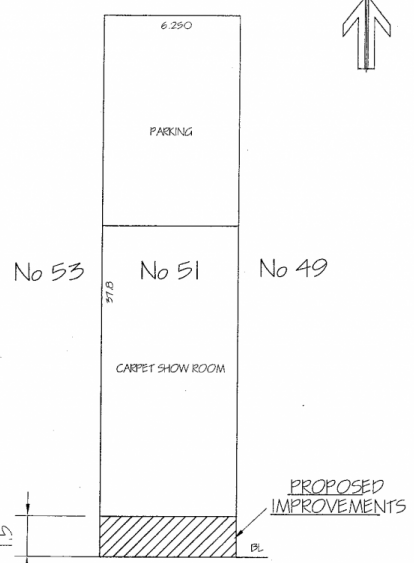
PROPOSED PLAN



SOUTH ELEVATION



SOUTH ELEVATION



STATION STREET

SITE PLAN

DEVELOPMENT CONSENT
 Development Consent No. ~~DA07/0194~~ **DA07/0194**
 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

DA07/0194 Drawing No.1 sheet 1

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

SCALE
 1:100