



## South Hurstville

### PRIME MAIN ROAD SHOPS & OFFICES

Rare and exciting opportunity to secure this prime main road commercial building comprising multiple shops and offices in a highly desirable corner position with 3 street frontages including lane at rear.

Capitalising on excellent main road exposure to both pedestrian & vehicular passing trade the property will suit both future owner occupants, astute investors &/or developers alike.

- Highly desired corner position
- Prominent main road exposure
- 'Torrens Title' freehold land
- Currently fully leased and comprising 4 retail shops & offices
- Permissible FSR of 2.5 : 1 (stca)
- Permissible Height of 21 metres (stca)
- Exposure to over 44,700 vehicles daily (RMS survey)
- Will suit investors, future owner occupants &/or developers alike

For further details &/or an inspection please call Jon Brookes & the team at Brookes Partners Real Estate on 0416 069 169 or 9544 5555.

**Type** : Retail  
**Building Size**: 185 sqm  
**Land Size** : 164 sqm  
**View** : <https://www.brookes.net.au/sale/nsw/st-george/south-hurstville/commercial/retail/5757698>

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