



51B Anderson Road Mortdale NSW

4 FACTORIES IN "ONE LINE" - 2,068 m2 TORRENS TITLE SITE

The team at Brookes Partners Real Estate are proud to exclusively promote this prime industrial site comprising four high clearance warehouses each with formal office / showroom and amenities. The curtilage provides sealed yard and parking areas.

Set in the highly sought and coveted Mortdale / Peakhurst Industrial precinct and only moments to vibrant retail precincts, CBD's, transport routes, motorways, airports, and sea terminals.

This fully leased and truly unique opportunity will suit astute investors, future owner occupants and/or entrepreneurs with aspirations of strata conversion (stca).

Features include (but are not limited to);

- 4 @ high clearance warehouses (one freestanding)
- Each with formal office / showroom areas
- Own ablution and kitchenette provisions
- Curtilage comprises sealed yard & parking
- 3 phase power
- Fully leased
- Potential to increase rental return
- Huge near level site / easy access
- FSR 1:1, Height limit 16 metres (stca)
- Flexible zoning - will suit many uses
- Strata Potential (subject to council approval)
- Highly sought and tightly held locale

Type : Industrial
Building Size: 1018 sqm
Land Size : 2068 sqm
View : <https://www.brookes.net.au/sale/nsw/st-george/mortdale/commercial/industrial/7164516>

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