



## South Hurstville

### PRIME MAIN ROAD SITE

The team at Brookes Partners Real Estate are proud to exclusively promote this rare and exciting opportunity to secure a prime double fronted and two " Torrens Title " blocks of land main road commercial site providing exposure to over 44,000 vehicles daily (\* approx only).

Capitalising on excellent main road exposure, boasting huge frontage of over 15 metres, a permissible building height up to 21 metres (stca) and an FSR of 2.5 to 1 ( stca ) the property will suit owner occupants, astute investors &/or developers alike.

- Highly desirable main road site
- Two " Torrens Title " freehold blocks of land
- Solid brick construction
- Fully glazed double frontages
- Internal amenities
- Permissible FSR of 2.5 : 1 (stca)
- Permissible Height of 21 metres (stca)

**Selling Range \$1,500,000 - \$1,600,000**

**Type** : Retail  
**Building Size** : 157 sqm  
**Land Size** : 170 sqm  
**Zoning** : E1: Local Centre  
**View** : <https://www.brookes.net.au/sale/nsw/st-george/south-hurstville/commercial/retail/7958761>

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