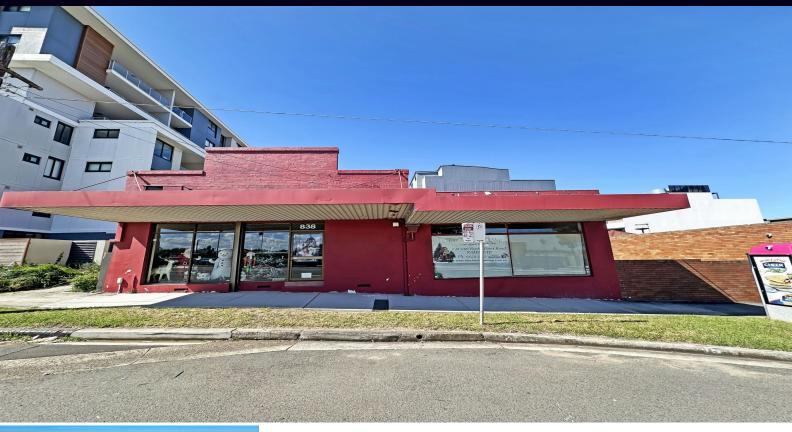
## BROOKES <br/> PARTNERS





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

**Jon Brookes** m: 0416 069 169 o: 9544 5555 e: jb@brookes.net.au Brett Ramsey m: 0451 922 229 o: 95468666 e: brett@brookes.net.au