



Freehold Commercial / Retail Opportunity

Offices • Retail

64 - 66 Oxford Road, Ingleburn, NSW 2565

Floor Area: 570 m²

Property Description

Auction Location: On-Site.

- * 2 x level freehold commercial asset located next to Library and directly opposite Ingleburn Primary School only a short 450 metre walk from railway station platforms
- * 570m² building currently divided into 3 large suites
- * 2 x ground floor retail suites approximately 150 each in size along with an entire upstairs floor plate comprising of some 270m² in size
- * 2 well established national franchise tenants in Domino's Pizza and PRD Nationwide each with lengthy options anchor the building with a vacant ground floor suite currently asking \$57,000pa Nett of GST
- * Fully leased a combined gross income of \$184,000 + GST p.a could be anticipated
- * Parking for 14 vehicles is provided on the balance of the 695m² fully fenced envelope
- * Current zoning is B4 (mixed use) with height limit of 15m with proposal to lift to 21m+ under the Draft Ingleburn Precinct Plan (See attached link)
- * Outstanding asset with future uplift in this premiere South West Sydney railway corridor.

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Sold

\$3,000,000

Sold: Fri 05-Nov-21

Additional Details

| Building | Car Spaces |
|----------|------------|
| Whole | 14 |



Dean Alcorn

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Russell Wyer

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Richardson & Wrench - Campbelltown
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