

124 Cahors Rd, Padstow, NSW 2211

Auction

Commercial Land



Exceptional Opportunity ? Dual-Income Investment Must Be Sold

An exceptional opportunity to secure a high-yielding investment with both commercial and residential tenancies in place. Positioned in the heart of Padstow's bustling retail precinct, this freehold property offers excellent exposure and strong foot traffic.

Open for Inspection

By Appointment.

In best interests for the astute investor to land bank for the future, this property also offers great future development potential (STCA), zoned B2 Local Centre with a 2.5/1 ratio on a six-storey height limit. The ground-floor commercial shopfront is currently leased to a lively neighbourhood butchery, while the spacious three-bedroom residence upstairs is also currently being leased.

With a combined rental return of \$1,010 per week / \$52,520 per annum, this is a secure, income-generating asset in a sought-after location. The commercial space is well-equipped with tiled flooring and a storage shed, along with the added benefit of rear lane access and two off-street car spaces, promising unbeatable convenience. The upper-level residence features three well-sized bedrooms for comfortable accommodation with the flexibility for future owner-occupation or continued rental income. Set on approximately 221.3 sqm, the property is an attractive feature for both tenants and future buyers.

Key Features:

- Prime shopfront with high foot traffic exposure
- Ground floor leased to a lively neighbourhood butchery
- Three-bedroom residence currently in lease
- Located amongst well-established businesses in a thriving commercial precinct
- Combined rental return of \$1,010 per week / \$52,520 per annum
- Set on approx. 221.3 sqm with rear lane access, two dedicated car spaces
- Just a 2-minute walk to Padstow Station, ensuring strong tenant demand
- Zoned B2 Local Centre with a 2.5/1 ratio on a six-storey height limit

Disclaimer: All information contained herein is gathered from sources we believe reliable. We have no reason to doubt its accuracy, however we cannot guarantee it. All interested parties should make and rely upon their own enquiries.

Listed By

Lush Pillay
Phone: (02) 9771 1177
Mobile: 0407 121 573

George Lefteri
Phone: (02) 9771 1177
Mobile: 0407 493 213



Listing Number: 3473575