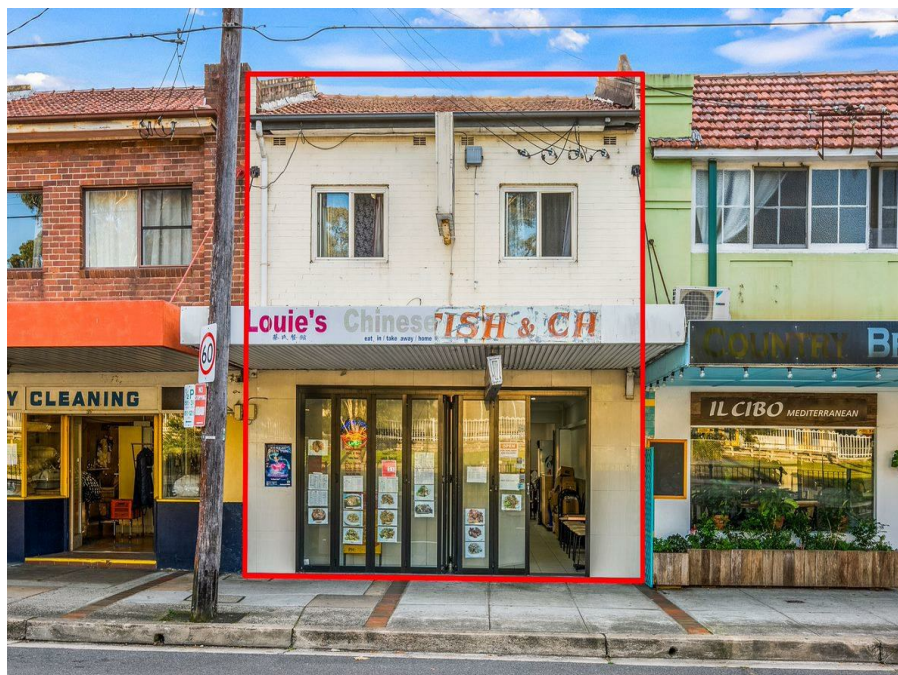


## 365 Pacific Hwy, Asquith, NSW 2077

Expression of interest

Commercial Shop, Medical/Consulting, Retail Shop 3 



### Sought after Investment/Development Opportunity

Rare Pacific Highway Freehold building, with existing tenancies + Development upside  
DA & CC commenced it is ready to be built, or land bank for future development.

Strategically located directly opposite Asquith Railway Station  
Tightly held precinct.

Surrounded by high density residential apartment complexes.

- Building area: 130 sqm (over 2 levels)
- Land area: approx. 247 sqm
- Zoned Residential & Commercial E1 Local Centre, with a height of 32.5 m (10 Levels)
- Ground floor shop tenant – Chinese restaurant with brand new 3 x 3 year lease with demolition clauses to existing tenant of over 15 years
- Fantastic Long term upstairs tenant of approximately 7 years
- Front and rear access, with parking at rear
- DA & CC commenced - ready to build an additional 6 units + community room (plans available on request)

#### Open for Inspection

By Appointment.

#### Property Features

- Land area: approx. 247 sqm
- Building area: 130 sqm (over 2 levels) •
- height of 32.5 m (10 Levels)
- DA & CC commenced

#### Listed By

Sam Mamari  
Phone: (02) 9987 0055  
Mobile: 0410 477 269

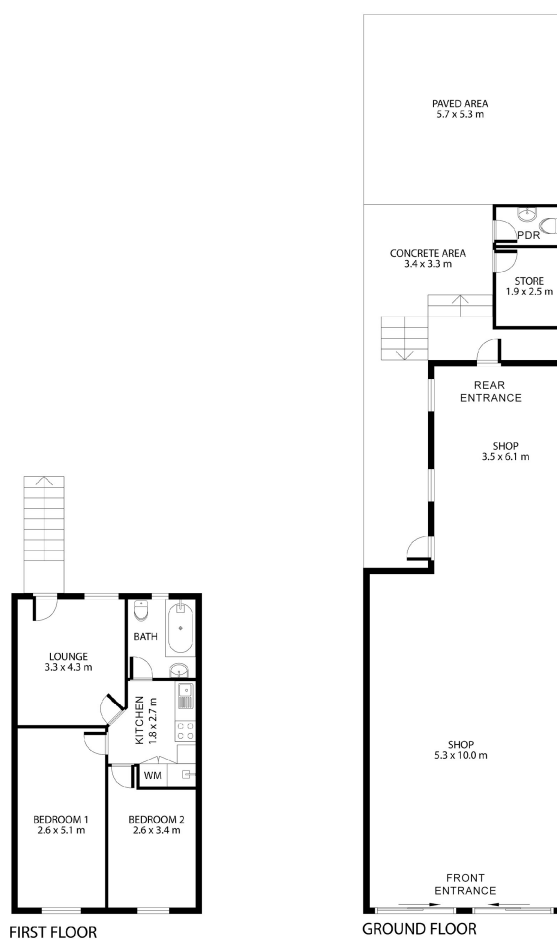


## Floorplan

### AREA

FIRST FLOOR = 55 SQM

SHOP AREA = 75 SQM



## 365 Pacific Highway, Asquith

Disclaimer: Floor Plans and site plans are intended as a guide only. They are not part of any legal document or title and are subject to inaccuracy and should not be used as legal reference. Sizes are approximate only.

