

77 Jacaranda Ave, Campbelltown, NSW 2560

\$600000 per Year Inc. GST

Warehouse



High Exposure/Profile Location - 600m2 (approx) Site For Lea

Positioned in the Campbelltown CBD fringe suburb of Bradbury. This bustling commercial precinct resides next to the Bradbury retail shopping centre, Bradbury tavern, local schools in a high visibility location with great amenity and off street parking for customers.

Open for Inspection

By Appointment.

Offered for the first time is this well presented commercial structure which comprises a modern 600m2 (approx) under main roof in the form of a warehouse style enclosed facility. Currently this property adjoins but is separate to the neighbouring long establish Bradbury Olympus Gym.

The current Council zoning is B1 (Neighbourhood Centre) this zoning aim to achieve:

1| To provide a range of small-scale retail, business and community uses that serve the needs of people who live or work in the surrounding neighbourhood.

2| To allow retail, business and commercial uses in a manner that increases the vitality of the surrounding neighbourhood.

3| Permitted with consent

Boarding houses; Business premises; Car parks; Child care centres; Community facilities; Environmental facilities; Environmental protection works; Flood mitigation works; Hardware and building supplies; Home businesses; Home occupations; Information and education facilities; Medical centres; Neighbourhood shops; Plant nurseries; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Respite day care centres; Restaurants or cafes; Roads; Service stations; Shop top housing; Signage; Take away food and drink premises; Veterinary hospitals

Subject to leasing application, the M2 \$\$\$ rate is open for negotiation as-are the terms and conditions of the lease.

To make a confidential enquiry OR for further information contact Garth Makowski OR his leasing assistant Michelle Dercy on 46287444 OR michelled@propertypeople.net.au

Listed By

Amanda Dickens
Phone: (02) 4629 8511

Garth Makowski
Phone: (02) 4628 7444

