



## 51 Station Street ENGADINE NSW

This property, zoned 8 (urban centre) with the FSR, has potential to increase rent lettable area which can be achieved with another level added on top of existing, s.t.c.a., attracting an increase in rental and property value.

Large retail/office with A grade tenant potential  
Enormous exposure with wide street frontage of 6.25m (approx)

Ample on site parking at rear

Two street frontage/access

Street level showroom, mezzanine and lower storage/parking

Land area 236sqm (approx), 6.25 x 37.8

Potential income \$50,000 per annum (approx)

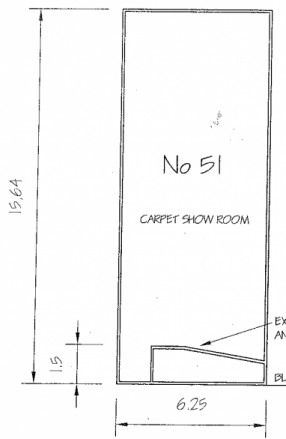
Council Rates \$1,482 p.a. (approx)

**Type** : Retail  
**Building Size** : 200 sqm  
**Land Size** : 236 sqm  
**View** : <https://www.burkeproperty.com.au/7403851>

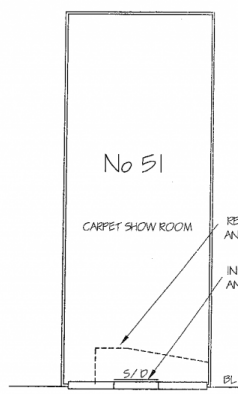


**David Kennedy**  
02 9544 1111

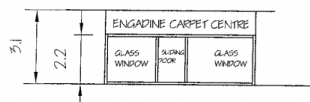
[For full version visit the website](https://www.burkeproperty.com.au)



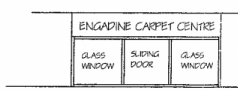
EXISTING PLAN



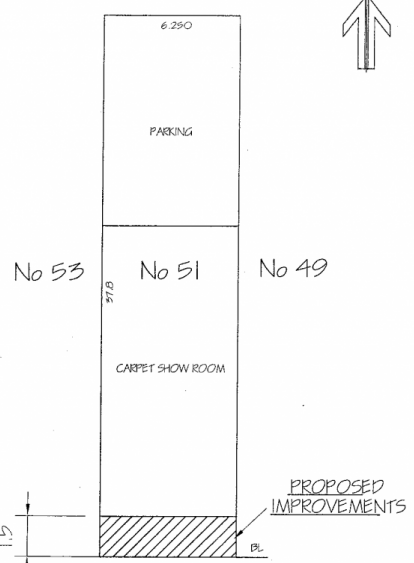
PROPOSED PLAN



SOUTH ELEVATION



SOUTH ELEVATION



STATION STREET

SITE PLAN

DEVELOPMENT CONSENT  
 Development Consent No. ~~DA07/0194~~ **DA07/0194**  
 This plan / supporting documentation forms  
 part of the above development consent.  
 17 APR 2007  
 SUTHERLAND SHIRE COUNCIL

NOTES

1. WHEEL CHAIR ACCESS TO REMAIN
2. REMOVE EXISTING GLASS WINDOWS AND DOOR
3. NEW WINDOWS AND DOOR TO BE ALIGNED WITH BUILDING LINE
4. STORAGE AREA ABOVE NEW IMPROVEMENTS TO BE REMOVED

DA07/0194 Drawing No.1 sheet 1

PROPOSED IMPROVEMENTS  
 FOR MR & MRS BROKENSHIRE  
 51 STATION ST, ENGADINE  
 ENGADINE CARPET CENTRE

SCALE  
 1:100

