



Boundaries indicated are approximate only



444-448 West Botany Street, Rockdale NSW 2216

LIGHT INDUSTRIAL RE-DEVELOPMENT OPPORTUNITY

Style:

This property is zoned Light Industrial 4(b), spread over 4 existing lots. The existing buildings can either be owner occupied, tenanted or re-developed (S.T.C.A.)

444 West Botany Street (Sandwich Shop)

Erected upon the land is a double fronted brick & tile cottage (circa 1928) with timber floors, rendered internal walls, and plaster ceilings. Currently leased at \$14,534 p.a. gross inclusive GST to Sandwich Shop.

446 - 448 West Botany Street

Erected upon the land is a steel framed factory building comprising a brick front, walls of corrugated asbestos cement cladding, roof of corrugated asbestos cement sheeting, supported by tubular steel tr

Development

FOR SALE

1748sqm

GUNNING

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