



**8 Warby Street, Campbelltown NSW 2560**

## Secure Investment with Development Upside or Ideal Future Business Location

Strategically located just off Queen Street on the fringe of the Campbelltown CBD, in close proximity to all essential services including the Campbelltown bus and rail interchange. Campbelltown is part of the South West Sydney Growth Centre and only 20 minutes to the future Badgerys Creek Airport.

- ? Site Area - 916.9m?
- ? Building Area - 320m?
- ? Long term lease to Macarthur Disability Services
- ? Passing income of \$90,000 per annum plus GST ^\*
- ? R4 High Density Residential Zoning
- ? 26 metre height limit

Offices  
FOR SALE

320sqm

**Raine&Horne.**  
Commercial

**Daniel Krobot**

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