



199 Corlette Street, The Junction NSW 2291

Development Prospect With Holding Income

Perfectly positioned near business, beach and schools, this property presents a brilliant re-development opportunity in a sought after location. The property is zoned B(2) Local Centre which allows a mixture of residential and commercial accommodation (subject to council approval).

It is offered for sale with concept plans for (14) studio apartments and ground floor commercial suite.

- Land area 333m (approx.)
- (14) metre height limit
- Floor space ratio 2:1
- Current net income \$29,705 per annum

A rare opportunity to a

Offices
FOR SALE
\$1,200,000 (Sold as a going concern)
105sqm