



65 Helen Street, Sefton NSW 2162

## THE VENDOR INSTRUCTIONS ARE TO SELL!!!

Set in a prominent position within Sefton, this unique property is very well situated on Helen Steet. The property itself has dual street frontage providing vehicle access to the rear via the double roller shutters. The B2 Local Centre zoning really does allow for a wide range of uses & has recently had changes in the planning perimeters which include the following. Property features include:

- 12.30m frontage approximately.
- 14m height limit
- 2:1 Floor Space Ratio (FSR)
- Respectable tenancy with a five (5) year lease from 18th June 2023
- High foot & vehicle traffic
- Dual access
- Surrounded by well es

Retail  
FOR SALE  
RARE FREE STANDING OPPORTUNITY  
825sqm