



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)

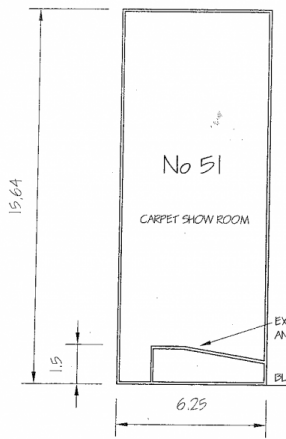
Council Rates \$1,482 p.a. (approx)

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

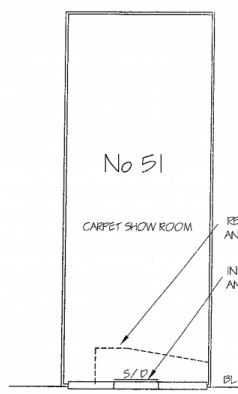


David Kennedy
02 9544 1111

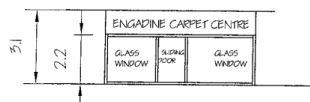
[For full version visit the website](https://www.burkeproperty.com.au)



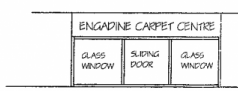
EXISTING PLAN



PROPOSED PLAN

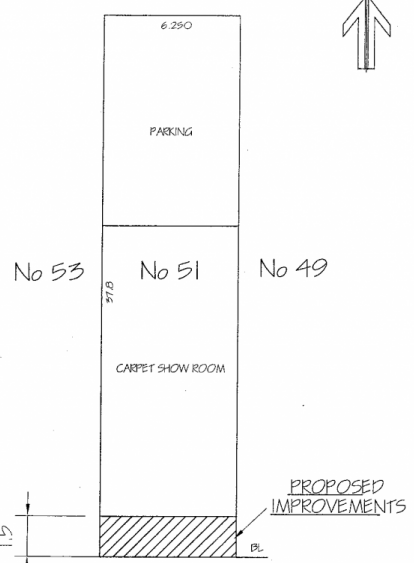


SOUTH ELEVATION



SOUTH ELEVATION

REMOVE EXISTING WINDOWS AND SLIDING DOOR
INSTALL NEW GLASS WINDOWS AND SLIDING DOOR ALIGNED WITH BL.



STATION STREET

PROPOSED IMPROVEMENTS

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

SITE PLAN

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