



FOR SALE

VERSATILE FREESTANDING COMMERCIAL BUILDING WITH EXCEPTIONAL EXPOSURE

Positioned in one of South-West Sydney's most tightly held commercial precincts, this outstanding freestanding property presents an exceptional opportunity for owner-occupiers, investors, and businesses seeking a highly versatile facility with showroom, warehouse, office, and storage space.

Boasting direct main road access and outstanding exposure, the property features prominent 270-degree signage visible from approximately 500 metres away, ensuring maximum brand visibility.

Property Features

- * Significant landholding of approximately 588.7sqm with on-site parking for six (6) vehicles
- * Approx. 553sqm two-level commercial building
- * Approx. 119sqm ground-floor showroom with polished tiled flooring and ducted air conditioning
- * Split-level showroom layout including a storage room and staircase leading to two large lower-level storage rooms or office areas
- * High-clearance, clear-span warehouse (approx. 177sqm) with excellent truck access
- * Large mezzanine area providing additional storage or operational space
- * Rear undercover awning ideal for all-weather loading and unloading
- * Secure lock-up basement (approx. 40sqm) suitable for storage, plant equipment, or additional workspace

Spacious First Floor

The upper level offers flexible office accommodation designed to suit a wide range of businesses, including:

- * Reception area
- * Four generously sized offices or consulting rooms
- * Expansive open-plan workspace ideal for training, collaboration, or additional workstations
- * Kitchenette
- * Two bathrooms
- * Private balcony

Additional Features

0 BED | 0 BATH | 6 CAR

PRICE:

Just Listed

OPEN FOR INSPECTION:

N/A



Huss Al Salemi

0411699419

huss@atrealty.com.au

www.agencycentral.com.au



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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

69 Chapel Road, Bankstown

Huss Al Salemi • All measurements are approximate • Drawn for marketing purposes only

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