



840a King Georges Road South Hurstville NSW

**PRIME MAIN ROAD RETAIL SHOP & YARD WITH DEVELOPMENT UPSIDE**

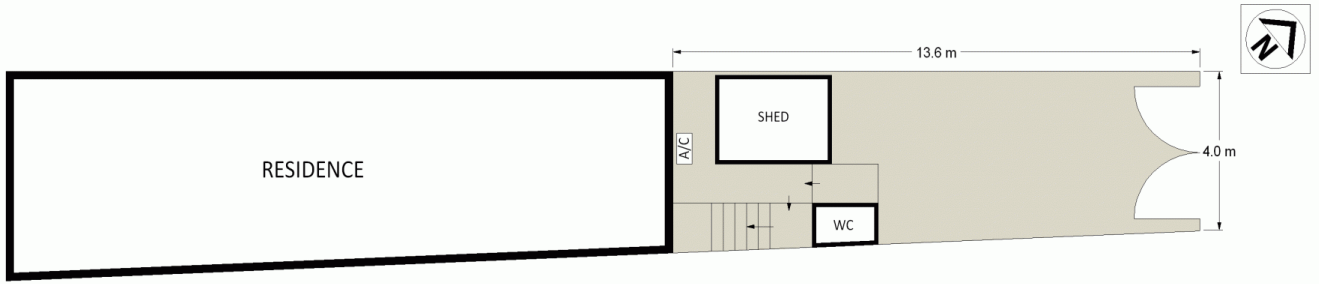
Rare opportunity to secure one of the districts most highly sought main road retail locations.

Capitalising on excellent exposure to both pedestrian and vehicular passing trade the property would suit both future owner occupants and astute investors.

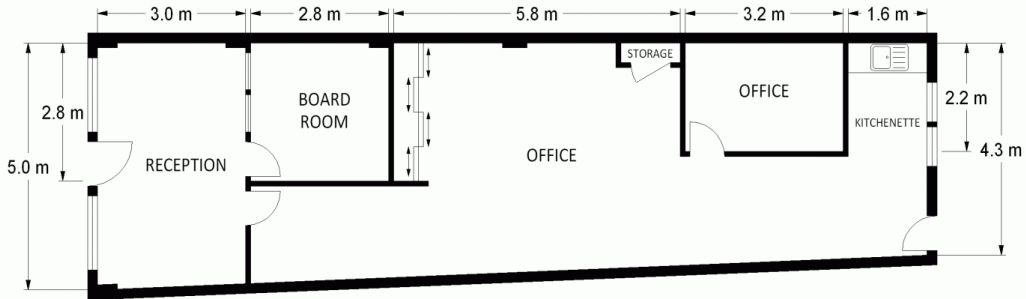
- Main road location
- Prominent high visible exposure
- Fully glazed retail frontage
- 'Torrens title land'
- Solid brick building
- Commercial zoning - will suit many uses
- Level yard & parking
- Rear lane access
- Proposed FSR of 2.5 to 1 (STCA)
- Proposed height limit of 21 metres (STCA)
- Exposure to over 55,000 vehicles daily (RMS survey)

**Type** : Retail  
**Building Size:** 73 sqm  
**Land Size** : 189 sqm  
**View** : <https://www.brookes.net.au/sale/nsw/st-george/south-hurstville/commercial/retail/5756803>

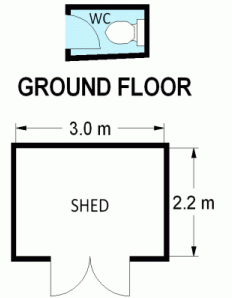
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SITE PLAN ( NOT TO SCALE)



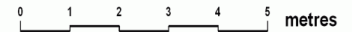
GROUND FLOOR



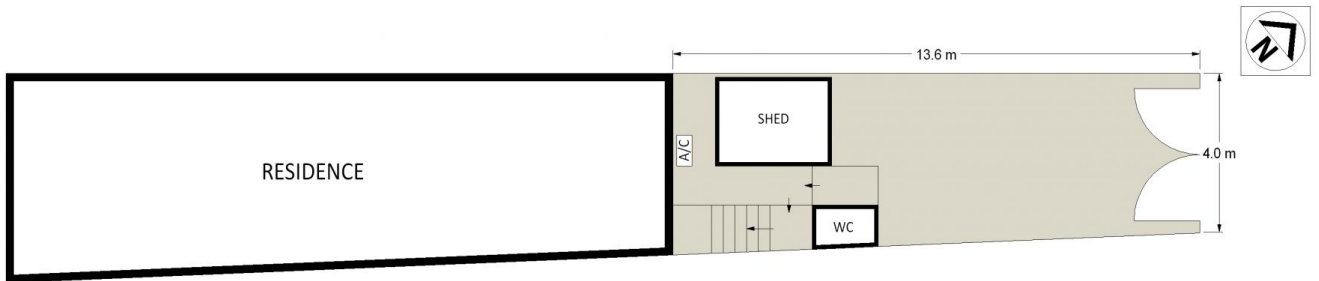
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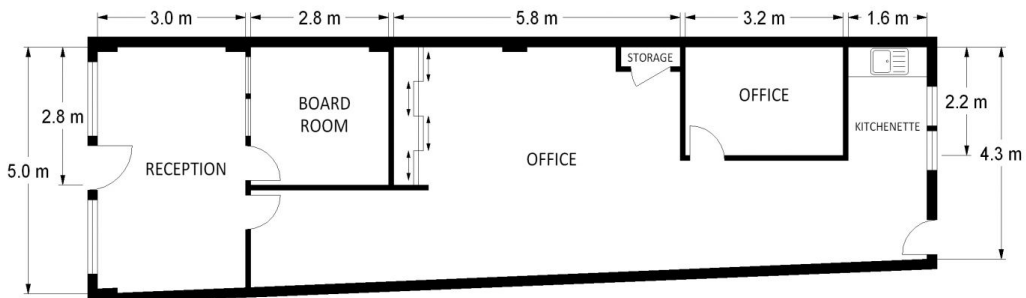
APPROX. INTERNAL AREA : 78 m<sup>2</sup>



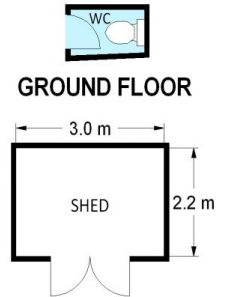
	<b>MARKETING DRAWING</b> <b>840A King Georges Rd</b> <b>South Hurstville</b>	Date : 13 / 10 / 2016	<small>DISCLAIMER :</small> <small>Plans shown are for presentation purposes and are not part of any legal document or title and are subject to errors, omissions, inaccuracies and should not be used as sole and accurate reference. Particulars given are for general information only and do not constitute any representation on the part of the vendor or agent. No liability will be accepted.</small>
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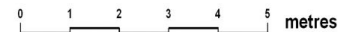
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