

SELECT

PORTFOLIO

W E L C O M E

At Burgess Rawson, we recognise that exceptional commercial assets demand an equally exceptional approach.

It is with great pride that we introduce Portfolio Select, a carefully curated collection representing the pinnacle of Australian commercial property investment.

Portfolio Select emerges from a simple observation: the investment considerations at the premium end of the market are fundamentally different. Our most discerning clients seek not just quality assets, but uncompromising standards in every aspect of the acquisition process.

Each property within this exclusive collection has been hand-selected based on stringent criteria, superior locations, blue-chip tenants, extended lease terms, and compelling future prospects.

These are investments that transcend the ordinary, offering both immediate security and long-term growth potential.

What truly sets Portfolio Select apart, however, is our commitment to transparency. In a market segment where opacity is all too common, we deliver absolute clarity. Our process eliminates uncertainty, providing you with the precise information needed to make confident, informed decisions.

We invite you to explore these exceptional opportunities and experience the difference that comes with Burgess Rawson's Portfolio Select.



Ingrid Filmer | CEO

A handwritten signature of Ingrid Filmer in a gold color.



Scan here to explore opportunities



THE POWER OF PRECISION

Introducing Portfolio Select

In commercial property's upper echelon, the stakes are higher, the details more critical, and the opportunities more significant.

Portfolio Select represents Burgess Rawson's response to this reality, a refined approach to premium commercial property acquisition.

In launching our inaugural Portfolio Select campaign, we've handpicked eight exceptional properties that represent the pinnacle of commercial real estate investment in Australia.

Each asset has been meticulously evaluated against stringent criteria, ensuring they deliver both immediate security and enduring value appreciation.

A New Standard in Premium Property

What defines a Portfolio Select asset? Each property within this exclusive collection satisfies exacting criteria that discerning investors demand:

- + **Tenancy Strength** Secured by ASX listed, national or global brand-name tenants with demonstrated financial resilience.

- + **Extended Security** Long-term lease arrangements with multiple renewal options.
- + **Strategic Positioning** Prime locations within growth corridors or established commercial hubs.
- + **Growth Trajectory** Clear pathways to future capital appreciation through demographic shifts, infrastructure development, or sector dynamics.

Beyond the Ordinary EOI

Portfolio Select introduces a level of transparency rarely seen in premium commercial transactions. Our approach eliminates the ambiguity often associated with Expressions of Interest campaigns:

- + Comprehensive due diligence materials available from day one.
- + Clear pricing guidance based on meticulous market analysis.
- + Direct access to decision-makers throughout the process.
- + Streamlined acquisition pathways designed for sophisticated investors.

The Investment Case for Premium Commercial

Premium commercial assets have consistently demonstrated resilience through market cycles. Their performance profile, combining strong income security with capital preservation, creates a compelling value proposition in today's investment landscape.

For private investors seeking to elevate their portfolios, institutional capital looking for strategic allocations, or family offices pursuing generational wealth preservation, our Portfolio Select properties offer distinctive advantages:

- + **Income security** underpinned by corporate covenant strength.
- + **Inflation protection** through structured rental increases.
- + **Depreciation benefits** enhancing after tax returns.
- + **Reduced management intensity** compared to multiple smaller assets.
- + **Strategic optionality** through future site development potential.

Featured Portfolio Select Properties

What truly separates Portfolio Select is our commitment to matching exceptional properties with exceptional process. Each campaign is crafted with precision, from initial presentation through to settlement, including a bespoke due diligence experience, transparent transaction structure, and unmatched agent support and expertise from beginning to end.

Burgess Rawson's reputation has been built on integrity, expertise, and results. Portfolio Select embodies these principles at the highest level of the commercial property market.

Our inaugural Portfolio Select collection includes several standout assets that exemplify our investment philosophy.

Bunnings Warehouse, Plainland QLD

This high-performing large format retail asset epitomises investment certainty. Supported by Australia's dominant hardware retailer, the property combines the covenant strength of Wesfarmers with strategic positioning in Queensland's rapidly developing western corridor. The purpose-built facility delivers unbeatable exposure, blue-chip income, and long-term relevance.

This is a rare opportunity to own a premium asset secured by Australia's most trusted retail name.

On The Run (Viva Energy), Prestons NSW

This premium convenience retail asset represents the evolution of urban consumer behaviour. Strategically located in one of Western Sydney's most dynamic and unrivalled logistics hubs, the property delivers exceptional exposure to high-volume traffic flow.

The purpose-built facility combines fuel, convenience retail, and quick-service food offerings under a single secure, long-term lease arrangement with substantial rental growth provisions plus massive underlying land value.

The Bayside Centre, Warners Bay NSW

This multi-tenanted commercial complex demonstrates the enduring value of premium positioning within established coastal growth regions. Located in Newcastle's premier waterfront precinct, the property offers a diversified income stream across national recognised brands including Hungry Jack's, National Tiles, The Salvation Army and more.

The asset benefits from consistent demand drivers, limited competitive supply and significant underlying land value.

ALDI, Drewvale QLD

This premium asset exemplifies the ideal balance between defensive income and growth potential. Anchored by one of the world's most successful grocery retailers, the property benefits from ALDI's proven operational model and long-term commitment to the Australian market.

Located in Brisbane's southern growth corridor with exceptional demographic fundamentals, the asset features a purpose-built facility on a substantial landholding with structured rental increases throughout the lease term.

BEYOND EXPECTATIONS: THE BURGESS RAWSON METHOD

In commercial property, exceptional results stem from methodical execution and market insights that benefit both vendors and investors.

While Burgess Rawson has become synonymous with auction excellence across Australia, our expertise extends well beyond this renowned format.

Perhaps less widely recognised is our impressive track record in the ultra-premium market, consistently transacting Australia's most prestigious commercial assets valued above \$20 million, with numerous landmark sales exceeding the \$50 million threshold.

The Portfolio approach we've pioneered delivers unique advantages to both sides of the transaction. For investors seeking premium commercial properties, our campaigns create unprecedented access to Australia's most significant assets through a process designed for clarity and confidence.

Rather than navigating the often opaque world of off-market transactions, sophisticated buyers gain comprehensive due diligence, transparent pricing parameters, and a level playing field.

This approach has proven particularly valuable for investors targeting the upper echelon of the market.

When committing to acquisitions at premium price points, buyers rightfully demand a thorough understanding of both the asset and its competitive context. Our portfolio methodology satisfies this requirement by presenting multiple high-calibre opportunities simultaneously, establishing clear value benchmarks that support confident decision-making.

The concentration of market attention during our portfolio campaigns elevates the profile of each property, attracting qualified investors who might otherwise miss singular opportunities.

And by introducing properties to investors across multiple sectors, we discover untapped synergies – connecting assets with capital sources that traditional marketing approaches would never reach.

Our decades of successful transactions have cultivated relationships with Australia's most significant private, corporate, and institutional investors.

For investors ready to elevate their commercial property portfolios, our track record offers both reassurance and inspiration – demonstrating that with the right approach, Australia's most prestigious commercial assets are within reach.

PREMIUM HIGHLIGHTS



Hoppers Crossing VIC
Bunnings & Amart

\$ \$99,600,000 % 4.29% Yield



Robina QLD
ALDI, Ampol, GyG, Starbucks & Medical

\$ \$34,000,000 % 5.00% Yield



Burleigh Waters QLD
Varsity Lakes Tavern & Dan Murphy's

\$ \$38,000,000 % 4.52% Yield



Fyshwick ACT
Fyshwick Markets

\$ \$72,100,000 % 5.13% Yield



Collingwood VIC
Bunnings

\$ \$63,000,000* % 4.91% Yield



Oakleigh VIC
Ford, Hyundai & Hungry Jack's

\$ \$32,600,000 % 3.46% Yield

*in excess of, final price undisclosed

PREMIUM HIGHLIGHTS



Richmond VIC

Lumus Imaging

💰 \$24,000,000 📈 6.34% Yield



Collinswood SA

Hampstead Hotel

💰 \$15,100,000 📈 5.60% Yield



Dickson ACT

Dan Murphy's

💰 \$15,160,000 📈 4.25% Yield



Sandy Bay TAS

Coles

💰 \$17,500,000 📈 4.16% Yield



Townsville QLD

South Yards

💰 \$18,150,000 📈 4.98% Yield



Mount Isa QLD

Bunnings

💰 \$16,200,000 📈 4.29% Yield

THE EOI PROCESS

EOIs, The Burgess Rawson Way

At Burgess Rawson, we've transformed the traditional Expressions of Interest process into something refreshingly transparent and effective. Our approach eliminates the uncertainty typically associated with EOI campaigns, replacing it with clear parameters and a streamlined pathway to successful transactions.

What sets our process apart is the complete clarity we provide from day one. Buyers receive comprehensive due diligence materials upfront, enabling informed decision-making. Sellers benefit from our strategic positioning of their assets, engaging qualified investors through our national network.

Our priority system rewards decisive action. By encouraging unconditional contracts from the outset, we create a competitive environment that drives optimal outcomes. This approach allows exceptional offers to be accepted immediately, avoiding unnecessary delays and maximising certainty for all parties.

Due Diligence

The following documents are available within a data room and access is available upon request:

- + Lease Documentation
- + Contract of Sale
- + Outgoings Notices and Budgets
- + Building and Site Plans
- + Indicative Depreciation Schedule
- + Environmental Report (if required)

How to Submit Your Offer

There are two ways interested buyers can submit offers for the property:

Completed, Unconditional Contract of Sale

Full contract of sale documentation is available upon request.

EOI Form

Please fill out the form via the following options: online or paper.

Priority of Offers

Offers submitted in the form of completed, unconditional Contracts will be prioritised over offers submitted by way of EOI forms.

No Guarantee of a "Second Round"

Further rounds of offers will only take place if necessary. If a standout offer is submitted in the form of a signed, unconditional Contract, the vendor can countersign the Contract and the process will be complete on the same day.

To Avoid Disappointment

For the best chance of a successful acquisition, buyers are encouraged to put their best foot forward from the outset, with an executed unconditional Contract.

Inspections

Inspections of the property are by appointment only and all parties must be accompanied by a member of the sales team. Please contact the agents to register your interest and confirm inspection times.



BUNNINGS
warehouse

BUNNINGS
warehouse

PLAINLAND
QUEENSLAND

BUNNINGS
WAREHOUSE

Bunnings Warehouse Plainland isn't just another big-box store — it's a critical piece of infrastructure in one of South East Queensland's fastest-growing regions. Anchoring a high-performing retail precinct alongside national brands and a rapidly expanding residential catchment, this asset delivers unbeatable exposure, blue-chip income, and long-term relevance in a location that's only getting stronger.

This is a rare opportunity to own a premium freehold asset secured by Australia's most trusted retail name.



Lease

10 Year
to 2031 + Opts



Rent Reviews

CPI
Capped at 2.5%



Site Area

21,650sqm*



Net Income, June 2025

\$1,006,893

Expressions of Interest Closing
3pm AEST Wednesday 21 May



- + Leased to Bunnings, wholly owned by \$81.2B Wesfarmers, and Australia's most trusted retail brand, delivering unmatched covenant strength
- + Located in Plainland, one of South East Queensland's fastest-growing regions, with a trade area population set to grow 31% by 2041
- + Strategic 21,650sqm* site with 183 car parks and direct Warrego Highway access, exposed to over 23,000 vehicles passing daily
- + Net lease with CPI reviews (capped at 2.5%), eight 6-year options, future expansion potential, and over 50% first-year depreciation benefit

PLAINLAND

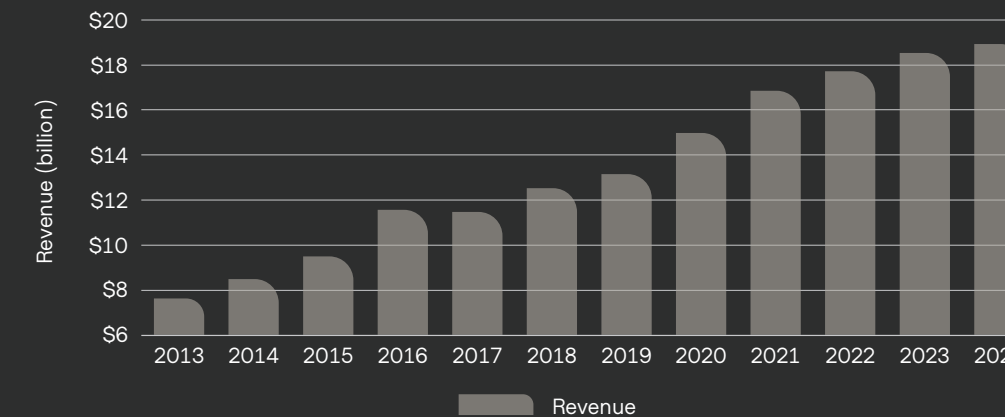
Bunnings Warehouse | Plainland QLD, 4404 Warrego Highway

Bunnings Warehouse Plainland is the cornerstone of Queensland's fastest-growing regional hub. Ideally positioned on the Warrego Highway, this near-new 9,421sqm warehouse captures trade from a booming catchment of over 48,000 residents. Surrounded by Woolworths, ALDI, McDonald's and the \$20 million Sophia College, the site sits at the epicentre of Plainland's transformation into a major regional centre. With over 23,000 vehicles passing daily and excellent access via three crossovers and direct highway connection, it's a location built for high performance.





Plainland is experiencing extraordinary growth, undergoing rapid residential development and major infrastructure upgrades. A new planning scheme, extensive housing estates and a pipeline of civic investment are reshaping the landscape.

At the heart of it all is Bunnings, a covenant of strength. With a net lease, fixed CPI reviews¹, significant depreciation benefits and eight further 6-year options, this is a bulletproof income. Strategic location, future growth, and blue-chip security — this is a rare opportunity in every sense.

Bunnings Group Revenue 2013-2024²



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PRESTONS

SYDNEY, NEW SOUTH WALES

OTR, VIVA ENERGY & EL JANNAH

Situated in Prestons — one of Western Sydney's most dynamic and unrivalled logistics hubs.

Strategic high volume location at the M5 / M7 and Hume Hwy junction, one of Australia's busiest freight and commuter corridors, carrying 160,000+ cars daily.

With easy direct access to major distribution hubs, it plays a vital role in both long-haul transport and local convenience.



Lease

18 Years



Rent Reviews

3.5% pa



Site Area

8,541sqm*



Net Income pa*

\$2,008,034

**Expressions of Interest Closing
3pm AEST Wednesday 21 May**



- + Rare triple net lease, Viva Energy paying all outgoings including multiple holding land tax plus structural maintenance and repairs
- + Viva Energy (ASX: VEA): blue-chip \$2.85B* ASX200 company with 1,500 sites nationally
- + Prime 8,541sqm* corner with significant underlying land value plus direct access to M7 interchange
- + Immaculate convenience retail with important truck canopy and easy B-double articulation, plus freestanding El Jannah fast food (sub lease)
- + Brand new build in 2024 offering significant depreciation benefits

PRESTONS

OTR, Viva Energy & El Jannah | Sydney NSW, 1-5 Yato Road (cnr Bernera Rd)



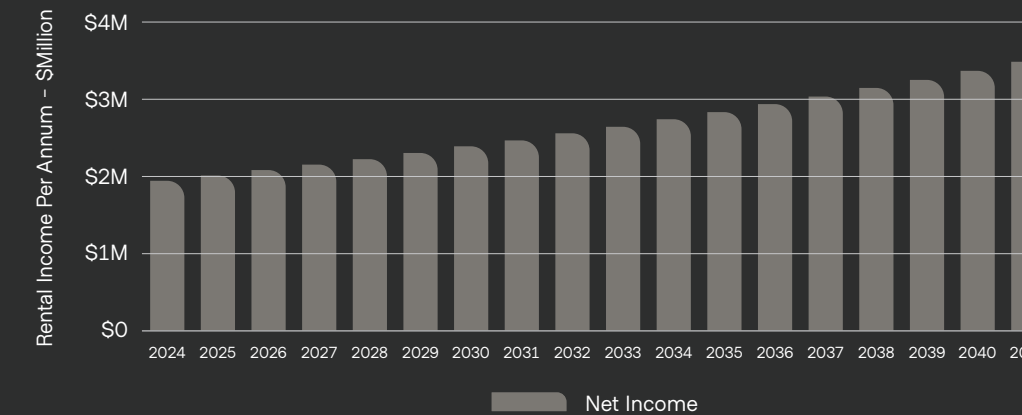
This blue-chip OTR/Viva Energy investment delivers a powerful combination of essential services, national-brand fast food, and high-volume fuel offerings in a strategic, high-traffic location.

Surrounded by major industrial estates, burgeoning residential developments, and significant infrastructure including the Western




Sydney International Airport (WSI) and the Aerotropolis—Prestons stands at the forefront of Sydney's next-generation growth.

With limited competition, strong underlying land value, this investment offers long-term income in one of Australia's most strategic logistics corridors.

Rental Income Growth - 80% (over first term)



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THE BAYSIDE CENTRE

The Bayside Centre delivers a premium freehold retail destination anchored by a new Hungry Jack's with dual drive-thru capabilities. Beyond its commanding presence at one of Newcastle's busiest roundabout intersections, what truly defines this opportunity is the carefully curated mix of nationally recognised tenants underpinned by attractive net leases. The rare and complementary blend of large format retail and fast food creates a resilient investment with built-in growth potential in this rapid growth corridor.



WALE

5.52 Years



Street Frontage

245 metres*



Site Area

12,674sqm*



Net Income pa*

\$1,161,231

Expressions of Interest Closing
3pm AEST Wednesday 21 May

NEWCASTLE

WARNERS BAY, NEW SOUTH WALES



- + Leases up to 10 years with options extending up to 2051
- + Prime 12,674sqm* corner freehold with 245m* of dual street frontage in a major commercial hub
- + Future rental uplift with current below market rental rates
- + Strategically located opposite McDonald's and in close proximity to KFC, Guzman y Gomez, Officeworks, The Good Guys, Autobarn, Petstock, Petbarn, Pillow Talk, Supercheap Auto and more
- + Newcastle: key growth region that produces over \$21 billion annually

NEWCASTLE

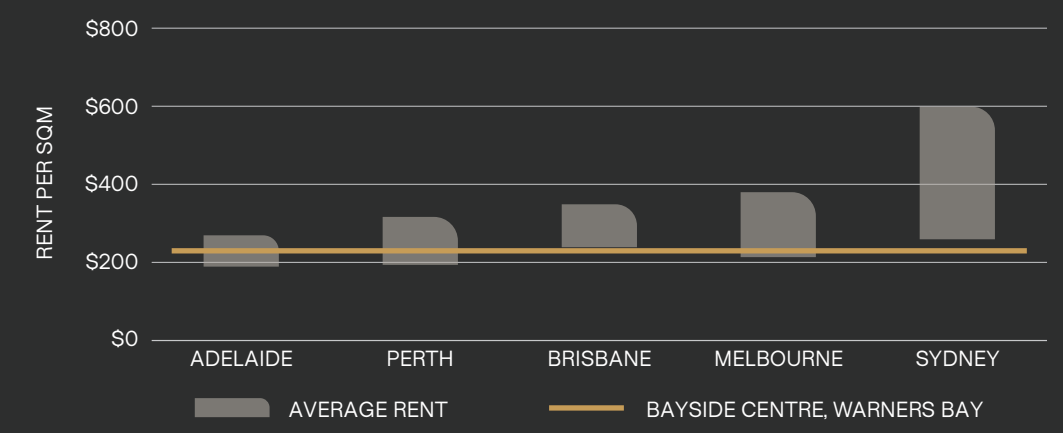
The Bayside Centre
Warners Bay, Newcastle NSW, 10-16 Medcalf Street

The Bayside Centre is a high-exposure, large format retail centre strategically positioned in the heart of the thriving Newcastle Region, one of New South Wales' fastest-growing urban centres. Anchored by a strong tenancy profile including Hungry Jack's, National Tiles, Anytime Fitness, Choices Flooring, Koorong and The Salvation Army, the centre offers a rare opportunity to acquire a blue-chip investment with national covenants and diversified income streams.





Recently enhanced with the construction of a modern purpose built dual lane drive thru Hungry Jack's facility, the Bayside Centre is positioned to capitalise on convenience, accessibility and visibility. Situated on a one of Newcastle's busiest roundabout intersections, The Bayside Centre boasts an impressive 245 metres of dual street frontage* across King Street and Medcalf Street capturing the attention of thousands of vehicles daily and ensuring maximum tenant exposure.

NATIONAL LARGE FORMAT RETAIL RENTAL RATES



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BRISBANE

DREWVALE, QUEENSLAND

ALDI SHOPPING COMPLEX

Founded in 1913, ALDI is a global supermarket powerhouse with over 12,000 stores worldwide. Recognised as Australia's #1 rated supermarket for seven consecutive years, ALDI stands as the nation's third-largest and fastest-growing supermarket chain by market capitalisation. With a network of 580+ stores and a workforce exceeding 14,500.

100% occupied ALDI shopping centre, supported by six high-performing specialties across medical and retail tenancies and coupled with ALDI's substantial growth, this thriving shopping centre offers exceptional security and long-term growth.



Lease

10 Years



Brisbane CBD

17km*



Site Area

8,648sqm*



Net Income pa*

\$714,871

**Expressions of Interest Closing
3pm AEST Wednesday 21 May**



- + Anchored by a 10-year lease to ALDI plus options through to 2042
- + ALDI: 12,000+ sites globally and recognised as Australia's #1 rated supermarket for seven consecutive years
- + Dominant 8,648sqm* corner site, constructed in 2017, providing substantial depreciation benefits
- + 100% occupancy 2,286sqm* shopping centre with 86.4% of income underpinned by recession proof supermarket and medical tenants
- + Supported by a strong and robust trade catchment, with 100,897 residents* located within 5km*

BRISBANE

ALDI | Drewvale, Brisbane QLD, 27 Illaweena Street



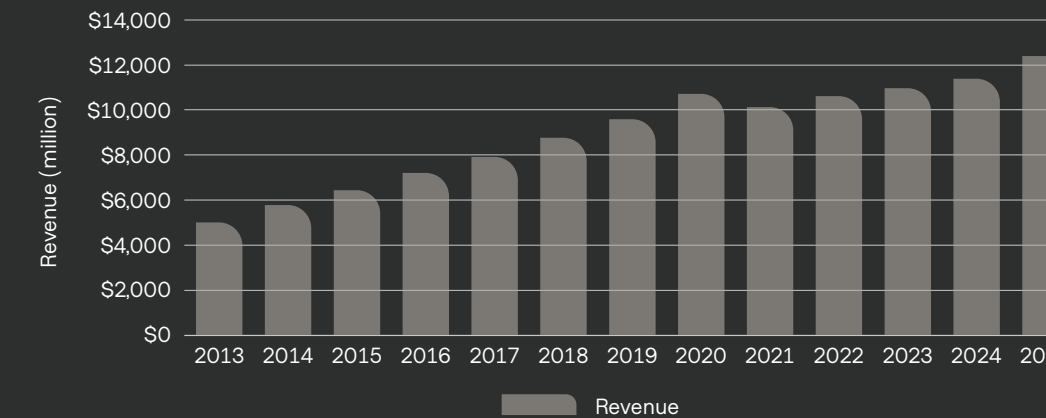
Brisbane, Queensland's capital, is a key driver of the state's economy, contributing \$153.45 billion in Gross Regional Product (GRP), 33% of Queensland's Gross State Product (GSP). The city has a population of 1.32 million and a workforce of 981,000, with Health Care and Social Assistance the largest employment sector.

The 2032 Olympic Games will inject billions into infrastructure, tourism, and jobs, driving long-term economic growth. Major transport upgrades, new venues, and urban development projects are already in motion,

including the new 63,000 seat stadium in Victoria Park valued at \$3.785 billion, positioning Brisbane as a global investment hub.

Drewvale, a thriving suburb in Brisbane's south, is experiencing significant population growth, fuelled by strong residential expansion evidenced by median house prices increasing by 70% over the past 5 years. Strategically positioned near key transport corridors including the Gateway and Logan Motorways, Drewvale has unmatched connectivity to the Brisbane, Ipswich and Gold Coast regions.

ALDI Historical Revenue Growth - 149% Increase Since 2013¹



Burgess Rawson Agents



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CLARKSON

PERTH, WESTERN AUSTRALIA

7-ELEVEN & STARBUCKS

This generational investment sits at the heart of Perth's northern growth corridor — the City of Wanneroo, where the population is forecast to climb by 79% to over 420,000 by 2046.*

The property neighbours two major retail powerhouses: the ISPT-owned Woolworths Centre and Ocean Keys Shopping Centre, attracting 4.9 million annual visitors.

These retail anchors attract substantial consumer traffic, greatly enhancing the property's pedestrian and vehicular visibility



Lease

12 Years



Rent Reviews

3% pa



Site Area

4,143sqm*



Net Income

\$620,000 pa*

**Expressions of Interest Closing
3pm AEST Wednesday 21 May**



- + Important: tenants pay all outgoings including land tax
- + Brand new state-of-the-art buildings offering significant tax saving depreciation
- + Huge 4,143sqm* site, combined 126m* of frontage and exposure to 26,000+ vehicles passing daily*
- + 7-Eleven: Australia's #1 convenience retailer with 760+ stores, purchased by 7-Eleven International LLC for \$1.71B* with 46,000 sites globally
- + Starbucks: world's largest coffee chain with 32,000 stores globally

CLARKSON

7-Eleven & Starbucks | Perth WA, 80 Key Largo Drive

Anchored by global brands with exceptional tenant covenants, the site benefits from access via a full-movement signalised intersection and also shares integrated access with the adjoining Woolworths shopping centre.

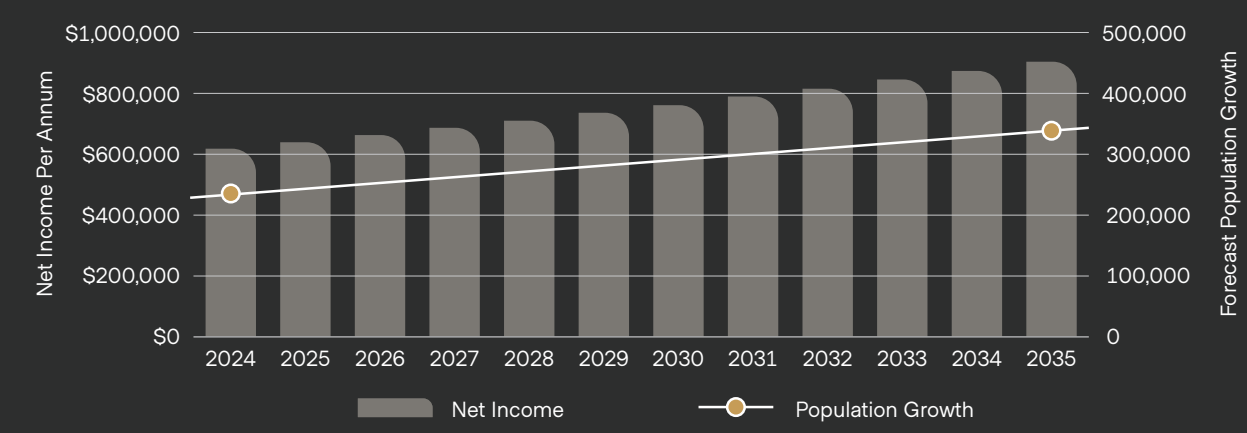
Prominent dual frontage to Key Largo Drive and Neerabup Road — a key arterial route to the Mitchell Freeway — delivering high volumes of commuter and local traffic offering unmatched visibility



Importantly, the area has benefited from the Mitchell Freeway extension and infrastructure upgrades under the Yanchep Rail Extension, enhancing connectivity for Perth's northern suburbs to Perth's CBD.

With over 4,200 new homes approved within a 5km radius and Clarkson ranked as one of the top-performing suburbs for residential growth, the surrounding catchment is transforming rapidly — and this asset sits at the commercial centre of it all.

Combined Rental Increases and Population Growth



Burgess Rawson Agents

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TORQUAY

SURF COAST, VICTORIA

TORQUAY MAIN BEACH





WOOLWORTHS

TORQUAY VILLAGE coles

BRISTOL RD

SURF COAST DEVELOPMENT OPPORTUNITY

Seize a rare and exciting opportunity to secure three freehold titles with short term leases in the thriving heart of Torquay, Australia's surfing capital. This high profile 2,805sqm* corner landholding, is currently fully leased with Petstock, Natural Real Estate and Women's Health Torquay tenancing the three properties under flexible lease arrangements and providing valuable income for an incoming owner exploring the abundance of potential development opportunities the property provides.

	
Catchment Population	Zoning
40,000+	Commercial 1
	
Site Area	Short Term Income pa*
2,805sqm*	\$220,000*

Expressions of Interest Closing
3pm AEST Wednesday 21 May



- + High profile 2,805sqm* corner landholding over 3 titles with 70m* dual frontage
- + Premium Commercial 1 Zoning suits multi level mixed-use development (STCA)
- + Short term holding income across three tenancies including Petstock, real estate and medical
- + Torquay: Capital of the Surf Coast with permanent population over 40,000 and tripling during seasonal population surges

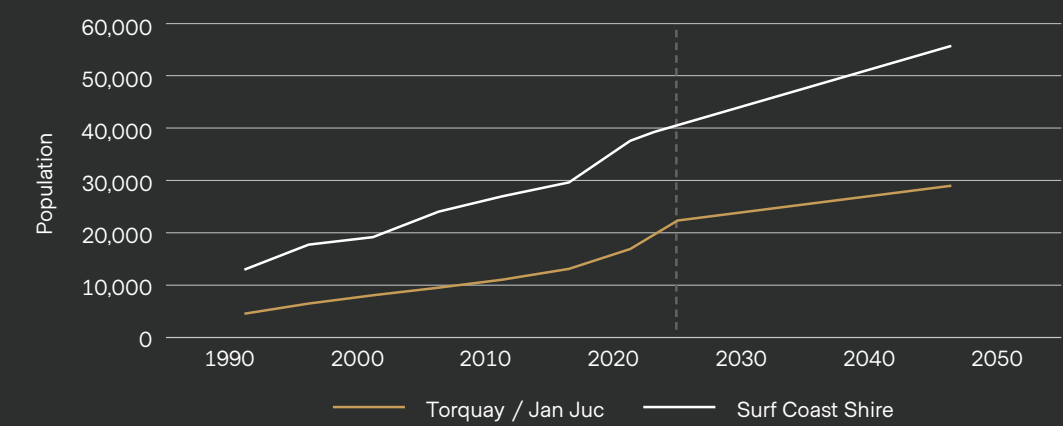
TORQUAY

Surf Coast Development Opportunity | Torquay VIC, 18-20 & 22 Bristol Road, 1A Fischer Street

Situated in the heart Torquay, the capital of Victoria's world famous Surf Coast, is one of the last remaining opportunities to acquire a premium parcel of Commercial 1 Zoned land in the traditional town centre. The position is unrivalled in that it sits immediately central to both Woolworths and Coles supermarkets and is metres from Torquay's most tightly held retail strips and The Esplanade.

Torquay's permanent population is nearing 30,000 people having grown rapidly in recent years while the greater Surf Coast permanent catchment population sits at around 40,000. Importantly the summer and easter breaks experience tourist surges coinciding with the school holidays and the WSL (World Surf League) Rip Curl Pro which is held annually at nearby Bells Beach.

Population Growth: Surf Coast Shire & Torquay/Jan Juc -1991 to 2046



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- + Rare 24,509sqm* site, with dual street frontages including 105m* frontage along Scarborough Beach Road, located only 7.5km* from Perth's CBD
- + Seamless connectivity, located just 500m* from one of Perth's major arterials with exposure to 130,000 cars
- + Osborne Park is a premier large-format retail and commercial hub, home to over 100 national retailers, including IKEA, Bunnings, Harvey Norman, JB Hi-Fi, and Australia's highest concentration of car dealerships
- + Significant value add opportunity with holding income on existing improvements

OSBORNE PARK

WA's Premier Retail and Industrial Precinct | Perth WA, 363 Scarborough Beach Road

Opportunities of this scale in Osborne Park's tightly held commercial and retail precinct are virtually non-existent. This is one of the largest landholdings offered in over a decade in Perth's premier retail and commercial hub.

With demand from leading retailers at an all-time high, this is a rare chance to secure a foothold in one of Perth's most sought-after commercial destinations.



Building Area

8,800sqm*



Site Area

24,509sqm*



Gross Income pa*

\$1,300,000

Expressions of Interest Closing
3pm AWST Wednesday 21 May 2025

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- + Sydney Sutherland Shire freehold, 50% of income underpinned by Audi
- + Multi-level immaculate showroom and commercial centre with 2,569sqm* of lettable area with 64 on-site and basement car spaces
- + Anchored by subsidiary of ASX listed Autosports Group Ltd (ASX: ASG) with a market capitalisation in excess of \$370 million and 75+ locations
- + Strategic 1,815sqm* corner landholding offering exposure to 49,000+ vehicles passing daily
- + Value add opportunity with favourable 3.5:1 FSR and a total building permitted height limit of 30m* (STCA)

SUTHERLAND

Audi Sutherland Commercial Centre | Sydney NSW, 668 - 672 Old Princes Hwy



Sydney flagship automotive and commercial centre anchored by ASX listed Autosports Group (ASX: ASG), who have been in occupation for 18+ years.

'Audi Sutherland Commercial Centre' occupy a strategic South Sydney major corner highway position, ideally located amongst Sutherland's major commercial, social infrastructure and government precinct, 30km* to Sydney CBD.



Site Area

1,815sqm*



Rent Reviews

CPI & 3% pa



Net Income pa*

\$1,037,059

**Expressions of Interest Closing
4pm AEST Wednesday 21 May 2025**

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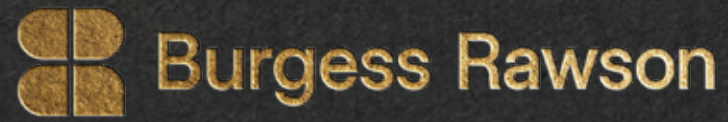
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