



26 Exceller Avenue **BANKSTOWN**

Information Memorandum | For Sale



25
Years





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Executive Summary

Address	26 Exceller Avenue, Bankstown NSW 2200
Legal Description	LOT 158 DP13506
Property Type	Commercial: Industrial Warehouse
Office Area	46 m ²
Warehouse Area	354 m ²
Building Area*	400 m ²
Land Area*	522 m ²
Parking*	4 On-Site Car Spaces
LGA	Canterbury Bankstown City Council
Zoning	IN1: General Industrial under Canterbury-Bankstown Local Environmental Plan 2023
Floor to Space Ratio	1:1
Occupancy	Tenanted: Month to month lease
Outgoings*	\$ 17,537.63 pa
Open for Inspection	Tuesdays & Thursdays 1:00 pm - 1:30 pm
Auction	27th March 6:00 pm

*Approximate





EXCELLEER STEERING
REPAIRS AND ALL MECHANICAL REPAIRS
STEERING AND SUSPENSION
Phone 9790 1745

WE USE AND
RECOMMEND
**Hi-Tec
Oils**
100% AUSTRALIAN BORN
Excelleer Steering Services
Telephone: 9790 1745



CAR PARK
←

26





Key Features



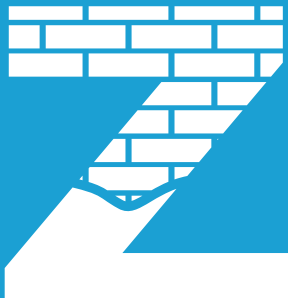
400 m² total internal
floorspace



4 On-site
Car Spaces



Tenanted or
vacant possession



Zoning is IN1: General
Industrial



Mechanical workshop for
30+ years



Close proximity to
Canterbury Road & M5 Motorway



The Asset

Description

Freestanding factory operating as a mechanical/workshop for 30+ years with brick and concrete panel walls and a metal deck roof with onsite parking for approximately 4 cars.

Property Highlights

Built in 1991* by the owner of solid brick and concrete construction with additional features to suit the business.

- 400m² total building area
- 46m² first floor office with kitchen
- 6.5m+ internal clearance
- 2 bathrooms & shower
- Container height roller door
- 4 car spaces (2 under cover)

Location:

- Exceller Avenue off Canterbury Road
- Directly opposite a T-intersection allowing truck reversing access
- 200* metres from Canterbury Road
- 1* kilometre to M5 Motorway (Padstow)
- Minutes to Bankstown CBD

Outgoings

Council Rates*	\$ 7,014.33 pa
Water Rates*	\$ 710
Insurance	\$4,140
Land Tax	\$ 5,673.30
TOTAL*	\$17,537.63 pa

Tenancy Schedule

Tenant	Exceller Steering
Annual Rental	\$65,520.00
Outgoings Recoverable	NIL
Term	Monthly Lease
Expiry	Not Applicable
Option	NIL
Increases	Not Applicable
Bond	TBC

*Approximate

M5 MOTORWAY

BUNN

FAIRFORD ROAD



INGS PADSTOW

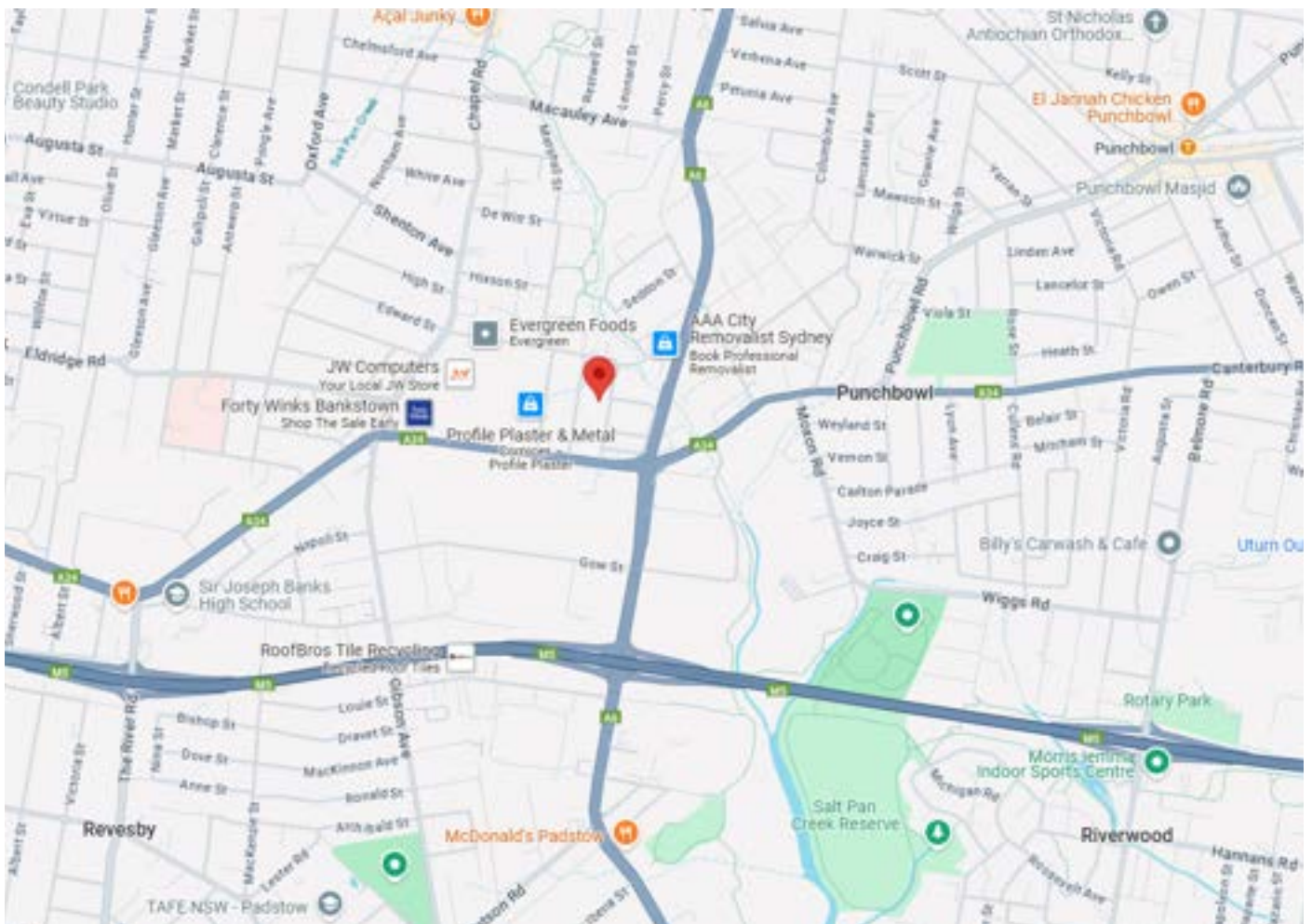
HERTZ HIRE

26 EXCELLER AVENUE
BANKSTOWN

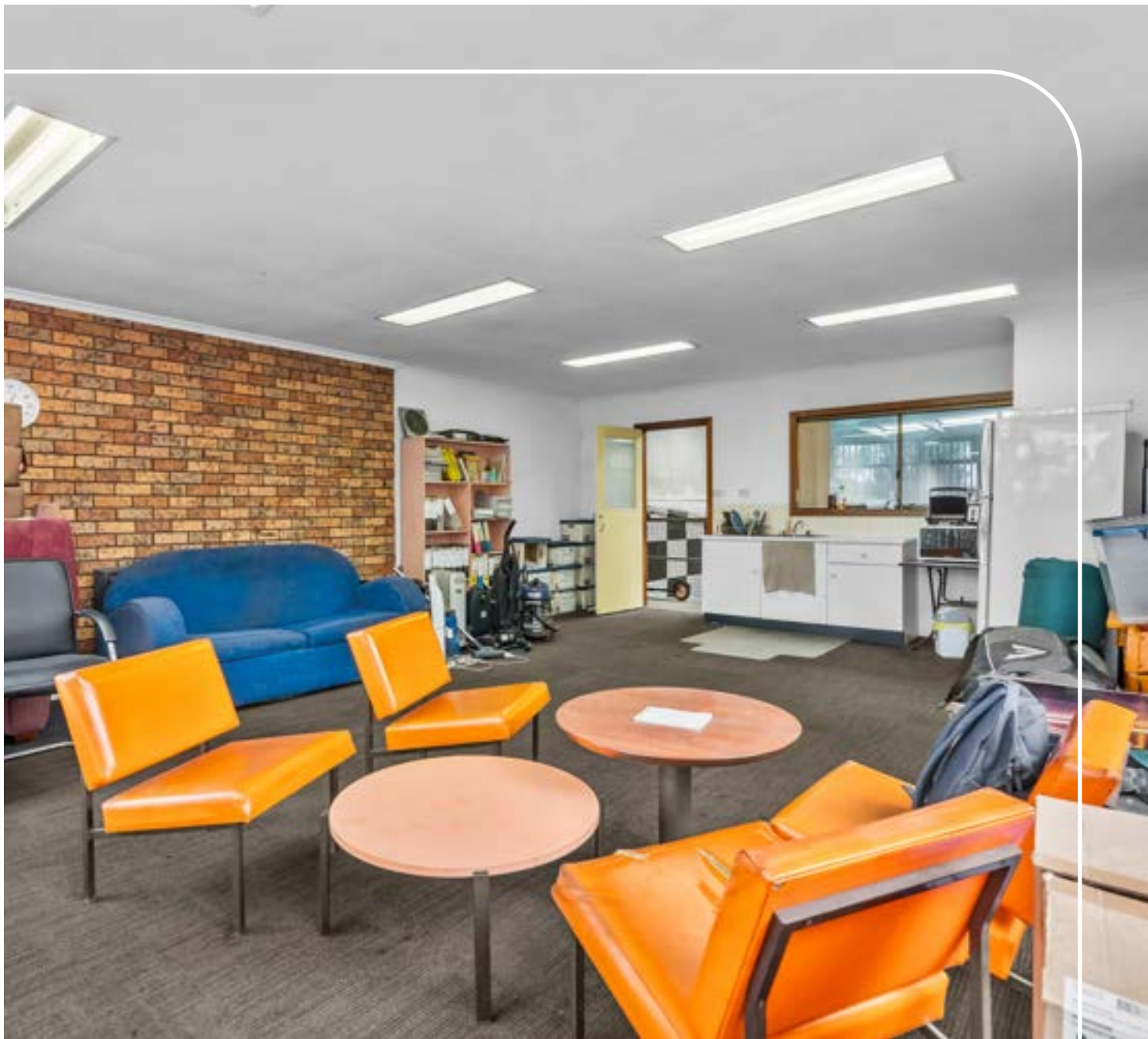
Location

Bankstown is a multi-cultural suburb south west of Sydney, in the state of New South Wales, Australia. Bankstown is 16 kilometres south-west of the Sydney central business district and is located in the local government area of the City of Canterbury-Bankstown. Bankstown City Centre is at the cusp of transformation. The City will receive unprecedented and significant committed and planned infrastructure investment. A new Western Sydney University Bankstown City Campus, which will include partnership programs with the University of Technology, the opening of Sydney Metro City and Southwest services and a committed \$1.3 billion investment in a new public hospital for Bankstown will stimulate the City Centre and deliver opportunities for higher education, world-class health services and concentration of innovative jobs.

These opportunities will strengthen Bankstown's role as a genuine employment and destination centre, and provide the community, both within Canterbury-Bankstown and beyond, the opportunity to live closer to a broad range of employment, education and services. The Canterbury-Bankstown City Council has developed the Bankstown City Centre Master Plan which is a growth strategy that leverages the opportunities provided by unprecedented investment in infrastructure and services and sets the foundations to deliver on the established vision for Bankstown. The Master Plan guides the City towards an active, 24 hour centre that will support its health and education functions with high quality places, increased capacity for jobs set amongst a strong open space, transport and pedestrian network, more diverse and affordable housing and design excellence. This Master Plan aims to have more people living, working, studying, visiting and investing in our largest strategic centre. Creating a liveable, vibrant, sustainable and accessible place that supports attracting jobs and investment is central to the Master Plan. The well planned growth will help reinforce Bankstown's existing qualities. Bankstown's streets will be pedestrian friendly, lively places in the day and night, contributing to a sense of safety, attractiveness and inclusiveness. Higher density living and jobs growth will be well located around the future Metro Station, and close to amenities, services and infrastructure. The Master Plan is an innovative framework which will set Bankstown City Centre on a path of becoming a genuine health, academic, research and training precinct.









Planning Details

IN1: General Industrial under Bankstown Local Environmental Plan 2023

1 Objectives of zone

- To provide a wide range of industrial and warehouse land uses.
- To encourage employment opportunities.
- To minimise any adverse effect of industry on other land uses.
- To support and protect industrial land for industrial uses.
- To promote a high standard of urban design and local amenity.

2 Permitted without consent

Nil

3 Permitted with consent

Agricultural produce industries; Building identification signs; Business identification signs; Depots; Freight transport facilities; Garden centres; General industries; Hardware and building supplies; Industrial training facilities; Light industries; Neighbourhood shops; Oyster aquaculture; Places of public worship; Restaurants or cafes; Roads; Take away food and drink premises; Tank-based aquaculture; Vehicle sales or hire premises; Warehouse or distribution centres; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Amusement centres; Animal boarding or training establishments; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Community facilities; Correctional centres; Early education and care facilities; Eco-tourist facilities; Educational establishments; Entertainment facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Function centres; Health services facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home businesses; Home occupations; Home occupations (sex services); Industries; Information and education facilities; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Passenger transport facilities; Pond-based aquaculture; Port facilities; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Research stations; Residential accommodation; Respite day care centres; Restricted premises; Rural industries; Sewerage systems; Sex services premises; Signage; Tourist and visitor accommodation; Veterinary hospitals; Water recreation structures; Water supply systems; Wharf or boating facilities; Wholesale supplies

Key Planning Contacts

COUNCIL: Canterbury Bankstown City Council

TELEPHONE: 02 9707 9000

EMAIL: council@cbc.city.nsw.gov.au

WEBSITE: <https://www.cbc.city.nsw.gov.au/>

POSTAL ADDRESS:

PO Box 8
Bankstown NSW 1885

STREET ADDRESS:

66-72 Rickard Road
Bankstown NSW 2200

Planning Controls



Zoning

IN1: General Industrial



Height of Building

Not Applicable



Floor Space Ratio

1:1





Comparable Sales

2A Arab Road, Padstow

SALE PRICE: \$2,600,000.00

SALE DATE: March 2024

BUILDING AREA: 395 m²

LAND AREA: 553 m²

RATE ON BUILDING: \$6,582.27 Per m²

ZONING: IN2: Light Industrial



21 Homedale Road, Bankstown

SALE PRICE: \$2,430,000.00

SALE DATE: March 2024

BUILDING AREA: 380 m²

LAND AREA: 487 m²

RATE ON BUILDING: \$6,394.73 Per m²

ZONING: IN2: Light Industrial



7 Cooraban Road, Milperra

SALE PRICE: \$2,300,000.00

SALE DATE: December 2023

BUILDING AREA: 463 m²

LAND AREA: 767 m²

RATE ON BUILDING: \$4,967.60 Per m²

ZONING: IN1: General Industrial



5 Arab Road, Padstow

SALE PRICE: \$3,050,000.00

SALE DATE: April 2024

BUILDING AREA: 660 m²

LAND AREA: 1,023 m²

RATE ON BUILDING: \$4,621.21 Per m²

ZONING: IN2: Light Industrial



Sales Information

Contract for Sale

Copies of the sale contract are available by contacting the selling agents.

Open for Inspection

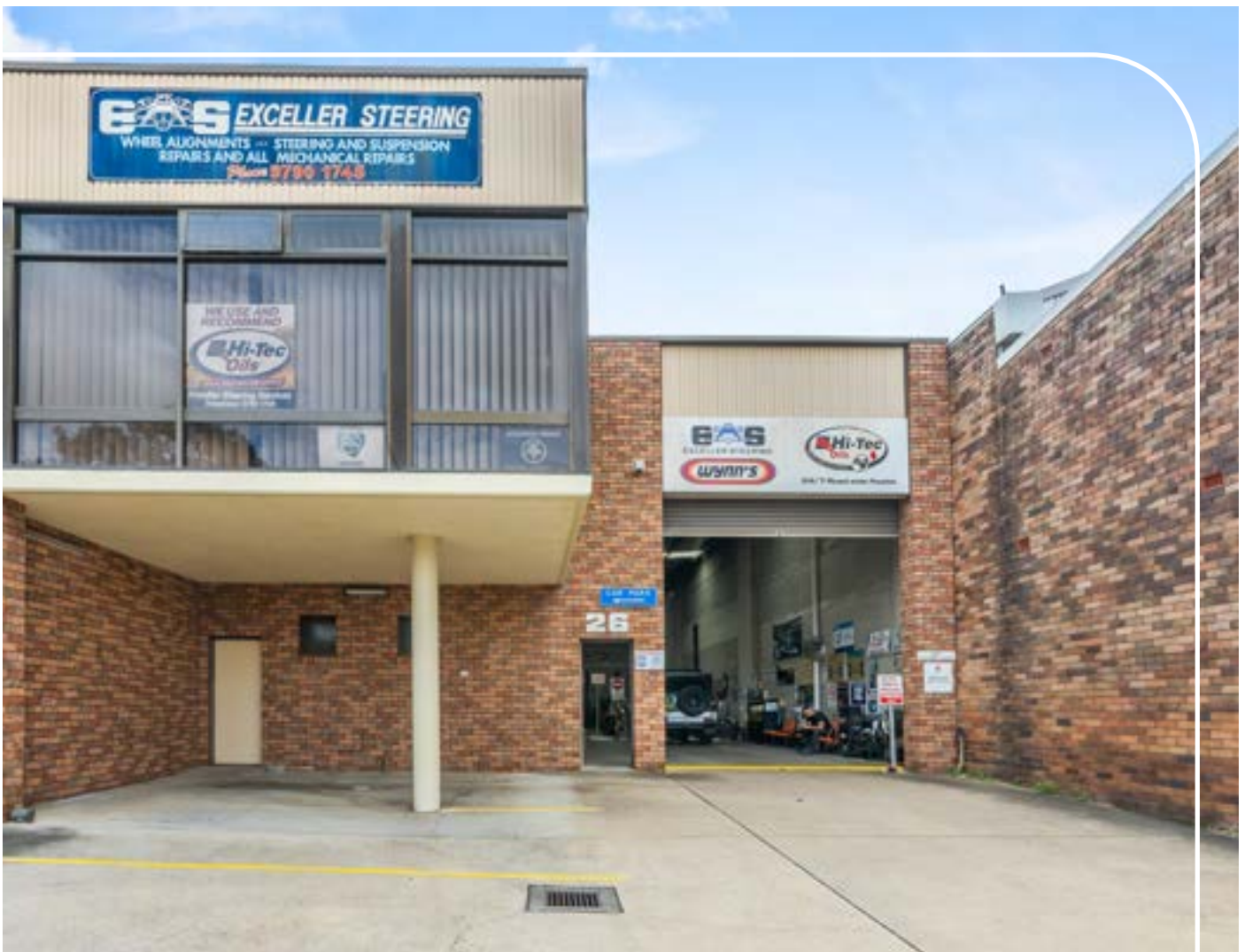
Tuesdays & Thursdays 1:00 pm - 1:30 pm

Auction

27th March 6:00 pm
Level 3/56 Kitchener Parade, Bankstown

Contact

Chris Wade
Sales Director
M: 0412 366 269
T: 02 9709 6111
E: chrisw@commercial.net.au



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