



10 Ilma Street
CONDELL PARK

Information Memorandum | For Sale





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Executive Summary

Address	10 Ilma Street, Condell Park NSW 2200
Legal Description	Lot 47 DP14055
Property Type	Freehold Warehouse/Showroom
Building Area*	389m ²
Land Area*	506m ²
Parking*	6 car spaces
LGA	Canterbury-Bankstown Council
Zoning	IN1 – General Industrial under Canterbury-Bankstown Local Environmental Plan 2023
Floor to Space Ratio	1:1
Occupancy	Vacant Possession
Outgoings*	To Be Advised
Open for Inspection	By Private Appointment
Selling Agents	<p>Greg Carr Sales & Leasing Consultant M: 0477 880 576 T: 9546 3555 E: gregc@commercial.net.au</p> <p>Mitchell Owen Manager - Sales & Leasing M: 0401 451 889 T: 1300 811 881 E: mitchello@commercial.net.au</p>

*Approximate







The Asset

Description

CPG are pleased to present to the market for sale 10 Ilma Street, Condell Park.

This prime property in Condell Park boasts a combination of functionality size and excellent potential for various industrial uses. The property’s location in Condell Park further enhances its appeal. Condell Park is a well-established industrial precinct, known for its strategic positioning and excellent transport links. This ensures convenient access to major roads, highways, and transportation hubs, facilitating seamless logistics and distribution operations.

Whether you are an owner-occupier looking for a new industrial facility or an astute investor seeking a valuable addition to your property portfolio, opportunity should not be missed.

Property Highlights

- Land size: 506m²*
- Building size: 389m²*
- Versatile layout for efficient workflow and optimal space utilization
- Suitable for various industrial uses such as storage, manufacturing, and distribution
- Large front yard area with 6 car spaces.
- Modern Ground floor showroom area.
- Innovative first-floor office space.

Outgoings

Council Rates*	To Be Advised
Water Rates*	\$545.36 pa
Insurance	To Be Advised
Land Tax (Based on UCV of \$1,750,000.00)	\$12,596.00 pa
TOTAL*	To Be Advised

*Approximate

M5 MOTORWAY

MILPERRA ROAD

10 ILMA STREET,
CONDELL PARK



BANKSTOWN AIRPORT

EDGAR STREET

HARRIS STREET

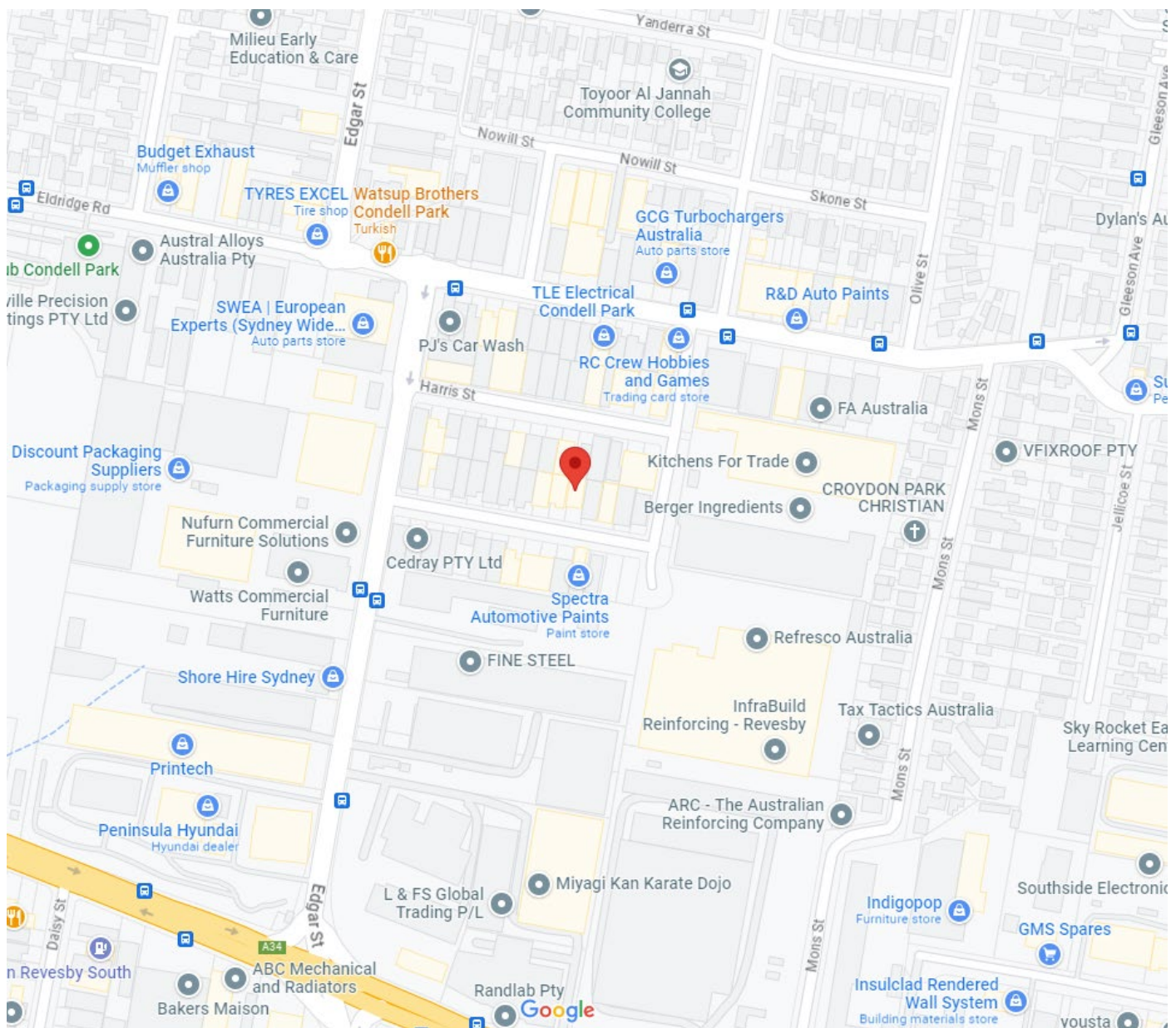


Location

Condell Park a suburb of local government area City of Canterbury-Bankstown, is 21 kilometres south-west of the Sydney central business district, in the state of New South Wales, Australia, and is a part of the south-western Sydney region. The postcode of Condell Park is 2200, which is shared with Bankstown and Bankstown Aerodrome.

There are a number of shops in Condell Park, including IGA supermarket, several chemists and numerous other shops and restaurants. Most of the shops are located on a small section of Simmat Avenue, with a few other shops scattered around the suburb.

Source: Wikipedia and Google Maps









Planning Details

IN1 – General Industrial under Canterbury-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: City of Canterbury Bankstown

TELEPHONE: 02 9707 9000

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

WEBSITE: www.cbc.city.nsw.gov.au

POSTAL ADDRESS:

PO Box 8
Bankstown NSW 1885

STREET ADDRESS:

66-72 Rickard Road (Corner of Jacobs Street)
Bankstown NSW 2200

Planning Controls



Zoning
Zone IN1



Floor Space Ratio
1:1





Sales Information

Contract for Sale

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

Open for Inspection

By Private Appointment

Contact

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