



222 WESTON STREET PANANIA

Information Memorandum | For Sale



25
Years

Sydney's Property Specialists CPG South West

Asset Management | Sales | Leasing

Contents



Executive Summary	4
Key Features	7
The Asset	
- Description	9
- Outgoings	9
- Tenancy Schedule	9
Location	12
Planning Details	16-17
Key Planning Contacts	16
Planning Controls	16
Comparable Sales	22
Sales Information	
- Contract for Sale	23
- Open for Inspection	23
- Auction	23
- Contact Details	23
Disclaimer	25

Executive Summary

Legal Description	Lot:6 DP:812870
Property Type	Commercial/Retail Building
Building Area*	90m ² (approx)
Land Area*	103m ² (approx)
Parking*	On street parking
LGA	Canterbury-Bankstown City Council
Zoning	SP2: Infrastructure under Canterbury-Bankstown Local Environmental Plan 2023
Occupancy	Tenanted
Outgoings*	\$3,800.00 Per Annum + GST (Approx only)
Open for Inspection	Monday & Thursday - 12:30pm - 1:00pm
Auction	27th November 2025 6:00pm Level 3/56 Kitchener Parade, Bankstown NSW 2200

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

*Approximate





EH02938

LEBANESE
PIZZERIA

AL AFRAH RESTAURANT
& BAKERY
02 8773 1002
HALAL

AL AFRAH RESTAURANT
& BAKERY
فرن ومطعم الافراج
02 8773 1002

OPEN 7 DAYS
MONDAY to FRIDAY: 4:30am - 7pm
SATURDAY: 6:00am - 2pm
SUNDAY: 6:00am - 2pm



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Phone: 08 9441 1111

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Key Features



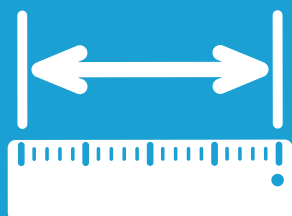
90m² total internal
floorspace



On Street Parking



Total Annual income of
\$41,921.00 PA Gross + GST



10 metre Street Frontage



Huge signage and exposure



Close proximity to Panania
Station



Description

Auction: High-Exposure Freehold Retail Property - Prime Panania Location

Positioned in the heart of Panania's bustling retail strip, this outstanding freehold property offers a rare opportunity for investors and owner-occupiers alike. With a wide 10-metre frontage and unbeatable exposure, it's located just metres from Panania Station and directly opposite Australia Post.

Property Highlights:

- ✓ 10m street frontage with excellent visibility
- ✓ Freehold building with dual entrances
- ✓ Open-plan interior offering layout flexibility
- ✓ Prime location in Panania's retail hub
- ✓ Secure lease to an established physiotherapy business until June 2026
- ✓ Inspection times: Monday & Thursday, 12:30pm–1:00pm

The property is currently tenanted on a short term Tenancy which would allow an owner occupier to purchase the property or an Investor to negotiate a new lease at market rent in 2026.

This is a premium opportunity to secure a high-performing retail asset in a tightly held location with strong foot traffic and long-term growth potential.

Outgoings

Council Rates*	\$1,200.00 Per Annum
Water Rates*	\$800.00 Per Annum
Building Insurance	\$1,800.00 Per Annum
Land Tax	Not applicable on single holding basis
TOTAL*	\$3,800.00 Per Annum (Approx)

Tenancy Schedule

Tenant	Imove Physiotherapy Pty Ltd
Annual Rental	\$41,921.00 Gross + GST
Outgoings Recoverable	Nil
Term	Two (2) Years
Expiry	Expiring 17th June 2026
Option	Nil
Increases	CPI or 3% , Market review on lease expiry

*Approximate



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DAYS

6:00am - 7pm
6:00am - 2pm
6:00am - 2pm

HALAL

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- Shoulder Pain
- Running Specialists
- Movement Screening
- Pre & Postnatal Check

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NO TOYS
IP
8:30-6:00
8:30-12:00

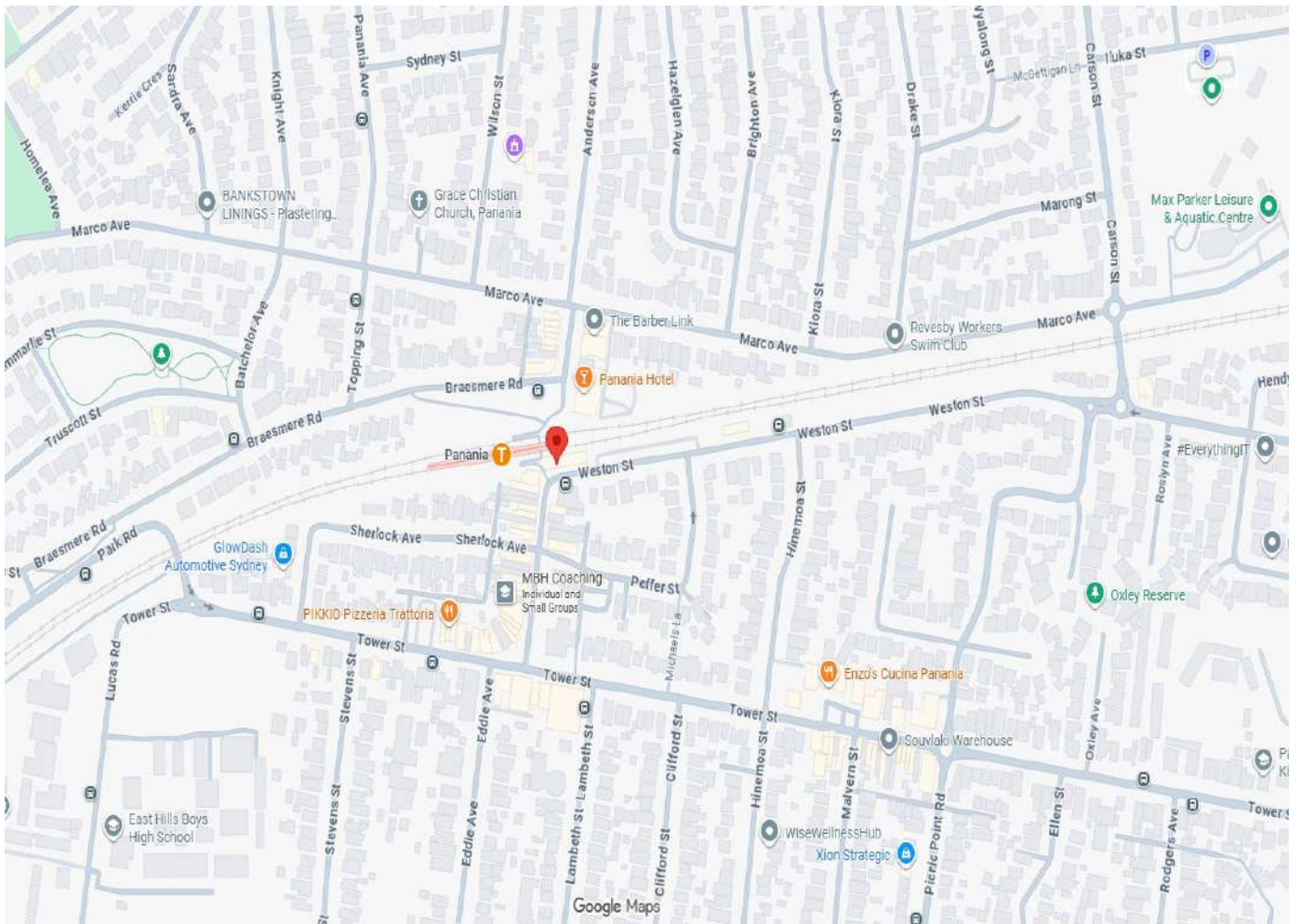
Location

Panania a suburb of local government area City of Canterbury-Bankstown, is located 23 kilometres inner 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 is 2213, which it shares with adjacent suburbs East Hills and Picnic Point.

Panania is bounded on the north by the M5 South Western Motorway and the suburb of Milperra. Picnic Point, to the south, features parklands along the Georges River. East Hills is the suburb to the west and Revesby is located to the east.

Panania has a shopping area adjacent to Panania railway station. It runs along Weston Street, Anderson Avenue and Tower Street. Anderson Avenue features several local government facilities including a senior citizens centre and a public library. Panania Hotel is located on the northern side of Panania railway station.

Panania railway station is on the East Hills railway line. Parts of Panania are serviced by buses operated by U-Go Mobility, generally following the routes established by McVicar's Bus Services.





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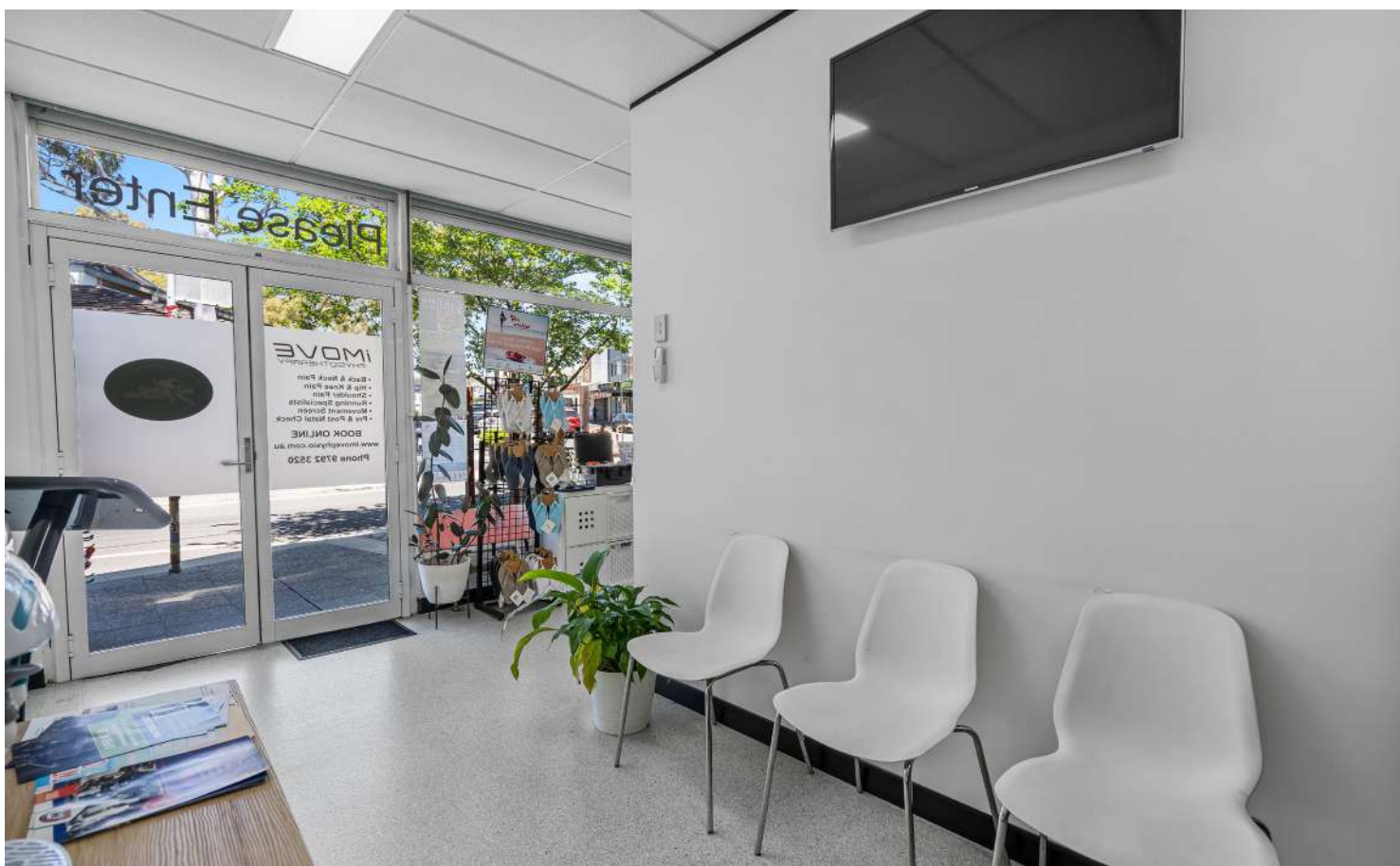
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- Hip & Knee Pain
- Shoulder Pain
- Running Injuries
- Movement Screen
- Pre & Post Natal Check

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Planning Details

SP2 - Infrastructure - Canterbury-Bankstown Local Environmental Plan 2023

1 Objectives of zone

- To provide for infrastructure and related uses.
- To prevent development that is not compatible with or that may detract from the provision of infrastructure.

2 Permitted without consent

Nil

3 Permitted with consent

Aquaculture; Roads; The purpose shown on the Land Zoning Map, including any development that is ordinarily incidental or ancillary to development for that purpose

4 Prohibited

Any development not specified in item 2 or 3

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

SP2 Infrastructure



Height of Building

Not known at this time



Floor Space Ratio

Not known at this time

Comparable Sales

11 Selems Parade, Revesby

SALE PRICE: \$1,860,000.00

SALE DATE: July 2023

LAND AREA: 214 m²

BUILDING AREA: 420 m²

COMMENTS: Investment sale, total annual income of \$75,628.83 (exclusive of GST) ground floor commercial with 2x residential above. 4% return.



78 Anderson Avenue, Panania

SALE PRICE: \$1,450,000.00

SALE DATE: March 2025

LAND AREA: 245m²

BUILDING AREA: 150m²

COMMENTS 2 level shop & residence, tenanted at \$53,232.00 per annum at 3.67% yield



40 Simmons Street, Revesby

SALE PRICE: \$1,870,000.00

SALE DATE: March 2025

LAND AREA: 230m²

BUILDING AREA: 170m²

COMMENTS: Vacant residence 1st Floor (70 m²) , expiring lease GF (100 m²), leased for \$73,228 PA at 3.92% yield



Comparable Sales

26 Marco Avenue, Revesby

SALE PRICE: \$1,575,000.00

SALE DATE: October 2024

LAND AREA: 227m²

BUILDING AREA: 150m²

COMMENTS: Central location, sold tenanted.
Rear lane, access with on site parking



16 Selems Parade, Revesby

SALE PRICE: \$1,590,000.00

SALE DATE: February 2025

LAND AREA: 221m²

BUILDING AREA: 118m²

COMMENTS: Tenanted Investment



159 Tower Street, Panania

SALE PRICE: \$1,400,000.00

SALE DATE: August 2024

LAND AREA: 224m²

BUILDING AREA: 224m²

COMMENTS: Restaurant fit out, leased at \$1,150 Per
week Gross + GST



Sales Information

Contract for Sale

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

Open for Inspection

Monday & Thursday, 12:30pm – 1:00pm

Auction

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Bankstown NSW 2200

Contact

Chris Wade

Sales & Leasing Director

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