



Shop 13/55 Harris Street
PYRMONT

INFORMATION MEMORANDUM
FOR SALE







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EXECUTIVE SUMMARY

Address	Shop 13/55 Harris Street, Pyrmont NSW 2009
Legal Description	Lot 13 SP60040
Property Type	Strata Retail premises
Strata Area*	110m ²
Parking*	One (1) Allocated Car Spaces
LGA	Council of The City of Sydney
Zoning	MU1: Mixed Use under Sydney Local Environmental Plan 2012
Occupancy	Vacant Possession
Outgoings*	\$17,026.13 pa
Open for Inspection	By Appointment
Selling Agents	Greg Carr Sales & Leasing Consultant M: 0477 880 576 T: 9546 3555 E: gregc@commercial.net.au Nathan Gray Sales & Leasing Consultant M: 0467 947 215 T: 9546 3555 E: nathang@commercial.net.au Nick Durrant Management M: 0418 699 175 T: 9171 4890 E: nickd@commercial.net.au

THE ASSET

Description

CPG is proud to present for sale Shop 13/55 Harris Street, Pyrmont. Secure a tightly held Pyrmont position with this versatile 110sqm ground floor commercial suite, offered with vacant possession. Recently re-freshed and ready for immediate occupation, this is an outstanding opportunity for owner-occupiers seeking exposure, connectivity, and long-term upside in a high-demand city fringe precinct.

Positioned in the heart of Pyrmont, with direct access to Light Rail, the property benefits from constant foot traffic and seamless CBD connectivity. Surrounded by well-established operators including The Terminus, Pyrmont Point Hotel, medical and dental practices, cafés, sandwich bars and sushi outlets, this is a vibrant village-style precinct attracting a strong mix of professionals, residents and visitors.

Property Highlights

- 110sqm* ground floor commercial suite
- Positioned directly above John Street Square Light Rail Station
- Flexible zoning – suitable for retail, office or service use
- Vacant possession – occupy immediately
- Recently updated with new carpet & fresh paint
- Strong street presence with excellent natural light
- One secure on-title car space (rare offering)
- High foot traffic location with excellent accessibility

Outgoings

Council Rates*	\$941.01.00 pa
Water Rates*	\$835.08 pa
Strata Levy*	\$15,250.04
Land Tax (Based on UCV of \$327,760.00)	Nil (Single Holding Basis)
TOTAL*	\$17,026.13 pa







Information Memorandum



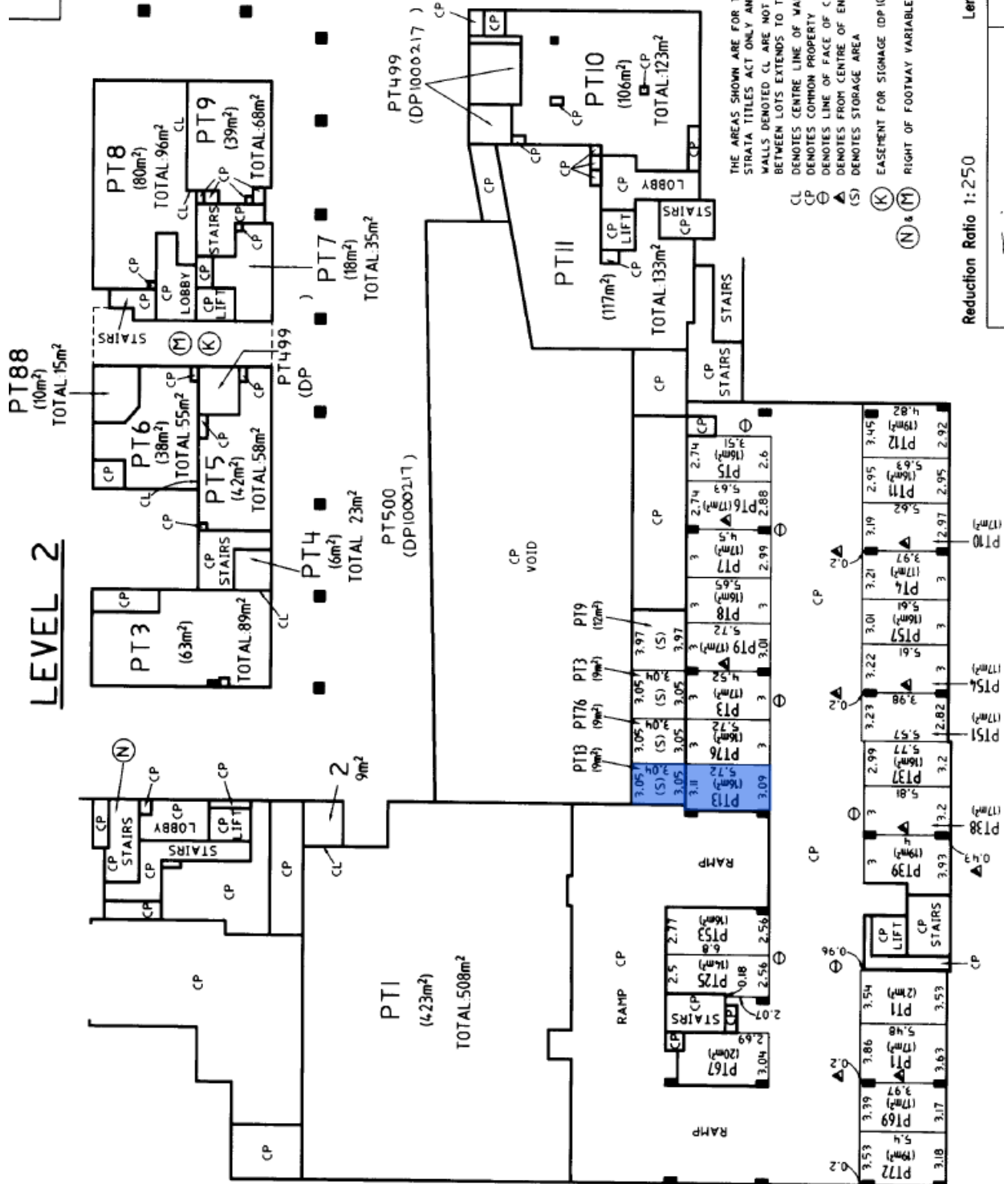
STRATA PLAN 60040



CL DENOTES CENTRE LINE OF WALL
CP DENOTES COMMON PROPERTY

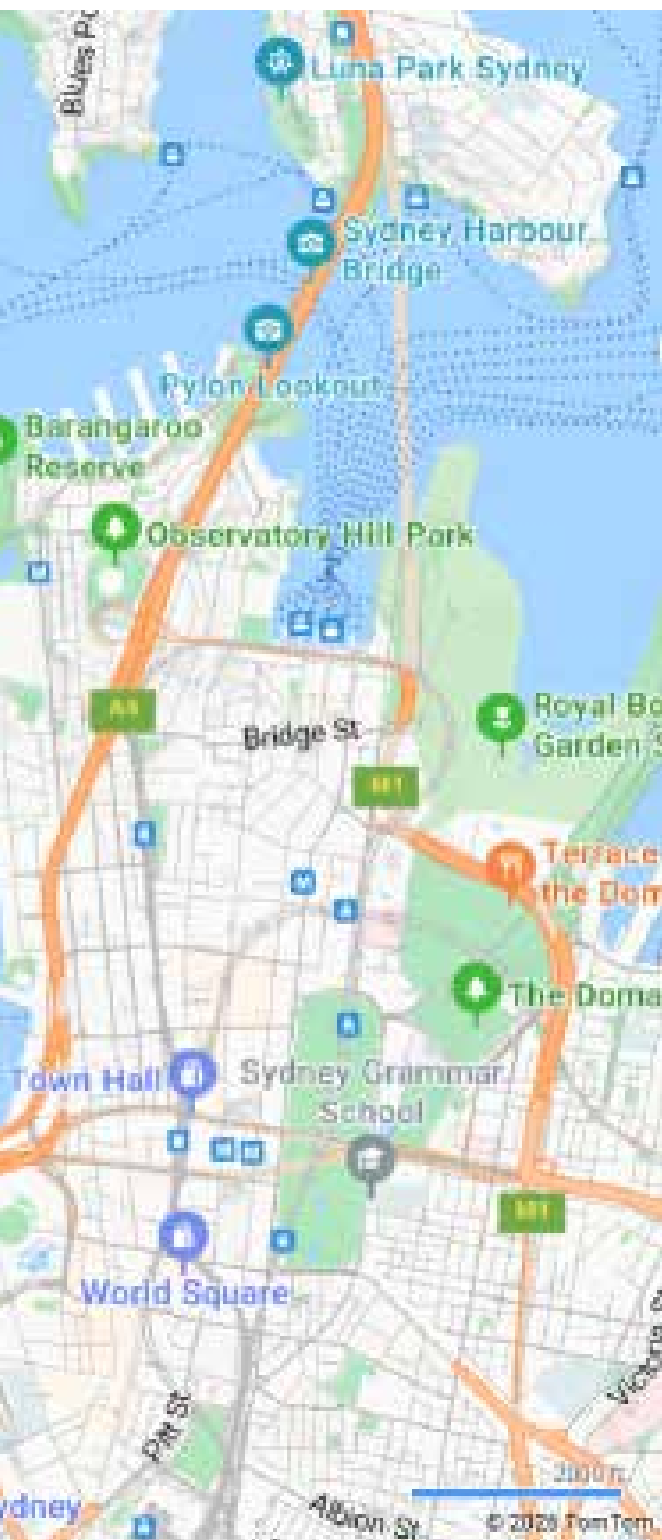
CL CP

LEVEL 2



LOCATION





12 MINUTES

to Westfield Sydney



1 MINUTE

to John Street Square
Light Rail Station



17 MINUTES

to Royal Prince Alfred
Hospital



11 MINUTES

to Rushcutters Bay



17 MINUTES

to Sydney Airport



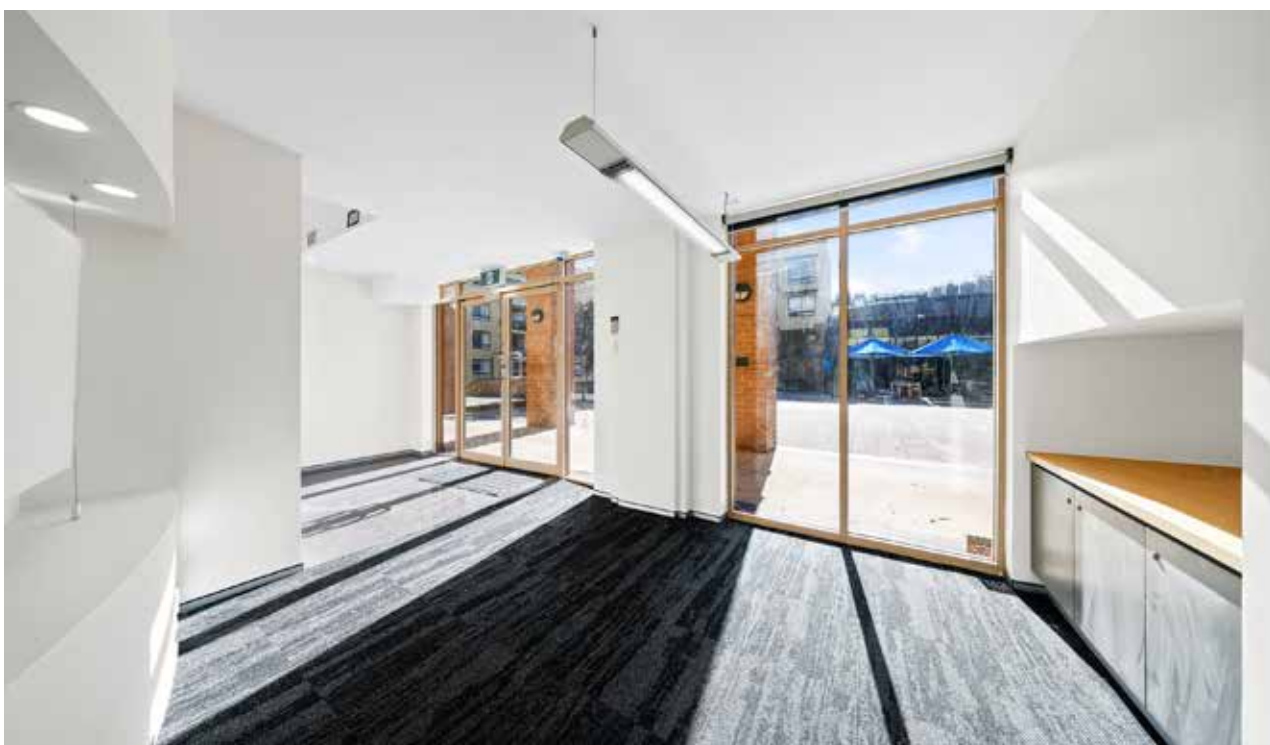
26 MINUTES

to Port Botany



13 MINUTES

to Sydney CBD





PLANNING OVERVIEW

ZONING:	MU1: Mixed Use
LOCAL AUTHORITY:	Sydney Local Environmental Plan 2012
FLOOR SPACE RATIO:	2:1
HEIGHT LIMIT:	15 metres

1 Objectives of zone

- To encourage a diversity of business, retail, office and light industrial land uses that generate employment opportunities.
- To ensure that new development provides diverse and active street frontages to attract pedestrian traffic and to contribute to vibrant, diverse and functional streets and public spaces.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To encourage business, retail, community and other non-residential land uses on the ground floor of buildings.
- To ensure land uses support the viability of nearby centres.
- To integrate suitable business, office, residential, retail and other land uses in accessible locations that maximise public transport patronage and encourage walking and cycling.

2 Permitted without consent

Home occupations

3 Permitted with consent

Amusement centres; Boarding houses; Car parks; Centre-based child care facilities; Commercial premises; Community facilities; Entertainment facilities; Function centres; Information and education facilities; Light industries; Local distribution premises; Medical centres; Oyster aquaculture; Passenger transport facilities; Places of public worship; Recreation areas; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Shop top housing; Tank-based aquaculture; Tourist and visitor accommodation; Vehicle repair stations; Any other development not specified in item 2 or 4

4 Prohibited

Extractive industries; Heavy industrial storage establishments; Heavy industries; Pond-based aquaculture

COUNCIL:	City of Sydney Council
TELEPHONE:	(02) 9265 9333
EMAIL:	council@cityofsydney.nsw.gov.au

COMPARABLE SALES

239 ROCKY POINT ROAD, RAMSGATE

SALE PRICE: \$1,725,000.00
SALE DATE: September 2017
LAND AREA: 300m²
RATE ON LAND: \$5,750/m²
ZONING: B2 – Local Centre
FSR: 2.5:1



546 ROCKY POINT ROAD, SANS SOUCI

SALE PRICE: \$2,270,000.00
SALE DATE: December 2019
LAND AREA: 403m²
RATE ON LAND: \$5,362/m²
ZONING: R2 – Low Density Residential
FSR: 0.5:1



247 ROCKY POINT ROAD, RAMSGATE

SALE PRICE: \$3,440,000.00
SALE DATE: April 2019
LAND AREA: 752m²
RATE ON LAND: \$4,574/m²
ZONING: B2 – Local Centre
FSR: 2.5:1



280 ROCKY POINT ROAD, RAMSGATE

SALE PRICE: \$1,750,000.00
SALE DATE: November 2021
LAND AREA: 343m²
RATE ON LAND: \$5,102/m²
ZONING: B4 – Mixed Use
FSR: 1:1



*Approximate





SALES INFORMATION

Contract for Sale

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

Open for Inspection

Private Appointment

Contact

Greg Carr

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M: 0477 880 576

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E: gregc@commercial.net.au

Nathan Gray

Sales & Leasing Consultant

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Nick Durrant

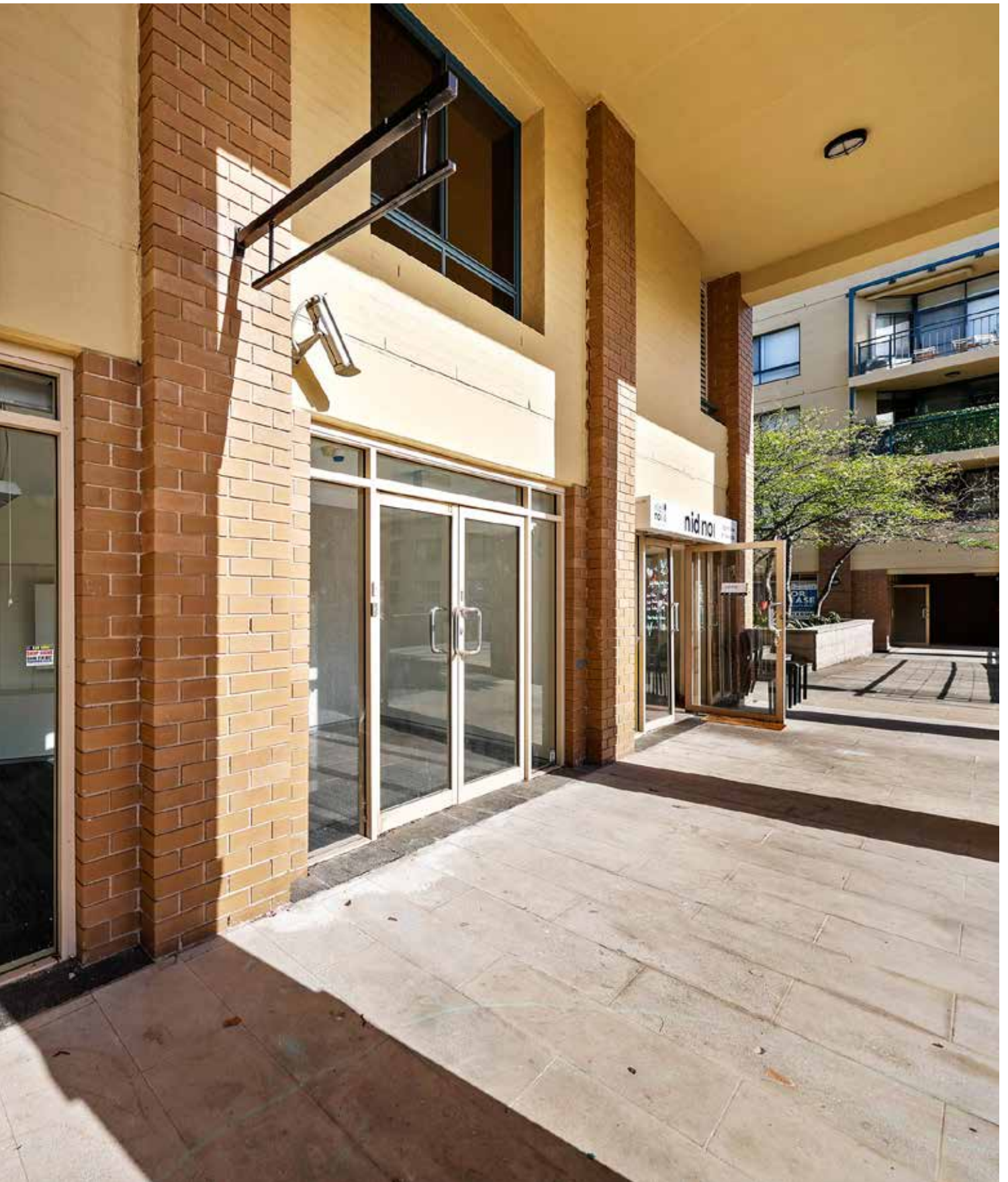
Management

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