



112-114 Northcote Rd **GREENACRE**

Information Memorandum | Sale & Lease



25
Years





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Executive Summary

Address	112-114 Northcote Road, Greenacre NSW 2190
Legal Description	LOT CP SP102039
Property Type	Strata Title Commercial Units
Building Area*	From 92m² - 550m²
Parking*	On Street & Allocated
LGA	Canterbury-Bankstown City Council
Zoning	E3: Productivity Support under Canterbury-Bankstown Local Environmental Plan 2023
Outgoings*	From \$5,924.48 to \$21,758.64
Open for Inspection	By Appointment with the Agent
Selling Agents	<div><div>Ben Panayotopoulos Senior Sales & Leasing Executive M: 0430 140 683 T: 02 9709 6111 E: benp@commercial.net.au</div><div>George Papanikolaou Sales & Leasing Assistant Agent M: 0414 559 315 T: 02 9709 6111 E: georgep@commercial.net.au</div></div>

*Approximate







Key Features



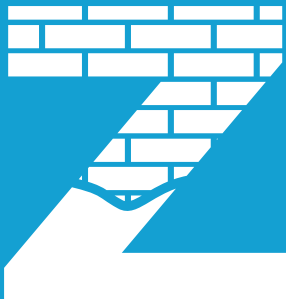
91m² to 530m² total
internal floorspace



Great Car Space
Allocation Per Suite



Rents from
\$32,000.00 P.A Net + GST



Zoning is
E3: Productivity Support



Huge signage and exposure




Close proximity to
Bankstown Central






The Asset

Description





 Now Selling & Leasing! Command attention with main road exposure, generous parking, and flexible layouts – ideal for retail, medical, or office users.

 Positioned in one of Greenacre's most strategic and high-traffic corridors, this premium development offers unbeatable visibility and access in a thriving commercial pocket.





Location Highlights

-  Prime main road frontage with constant vehicle and foot traffic
-  3 mins to Chullora Marketplace
-  5 mins to Bankstown Central
-  Close to schools, childcares, and local institutions
-  Easy access to Roberts Rd, Hume Highway, M5 & M4
-  Surrounded by a large, loyal residential population

Perfect For (Subject to council approval)

-  Retailers – boutique, homewares, beauty, pet supplies
-  Medical & Allied Health – GP, dentist, physio, pathology
-  Offices & Professional Services – legal, financial, real estate
-  Commercial Office

Investor & Owner-Occupier Appeal

-  Attractive price points for owner-occupiers seeking a long-term home for their business
-  Leasing-ready for tenants wanting modern, accessible spaces
-  Estimated 5.0% – 5.3% net returns make this a standout option for savvy investors
-  Flexible leasing terms and high-demand location ensures strong rental appeal

The Asset



Property	Sizing	Car Spaces	Rental Pricing	Sale Price
Retail 1	158m ²	5	\$51,025 P.A Net	\$995,000 + GST
Retail 3	134m ²	5	\$51,675 P.A Net	\$1,005,000 + GST
Retail 6	190m ²	5	\$62,400 P.A Net	\$1,160,000 + GST
Retail 7	91m ²	3	\$32,000 P.A Net	\$635,000 + GST
Retail 9	293m ²	8	\$83,525 P.A Net	\$1,480,000 + GST
Lot 203	530m ²	20	\$151,250.00 P.A Net	\$2,850,000.00 + GST

Outgoings	Retail 1	Retail 3	Retail 6	Retail 9	Retail 7	Lot 203
Water Rates*	\$776.08	\$776.08	\$776.08	\$864.00	\$804.20	\$874.68
Council Rates*	\$1,016.00	\$1,016.00	\$1,016.00	\$1,016.00	\$1,016.00	\$1,552.00
Strata*	\$6,583.60	\$5,536.56	\$8,677.64	\$11,316.04	\$4,104.28	\$19,331.96
TOTAL*	\$8,375.68	\$7,328.64	\$10,469.72	\$13,196.04	\$5,924.48	\$21,758.64

* Approximate







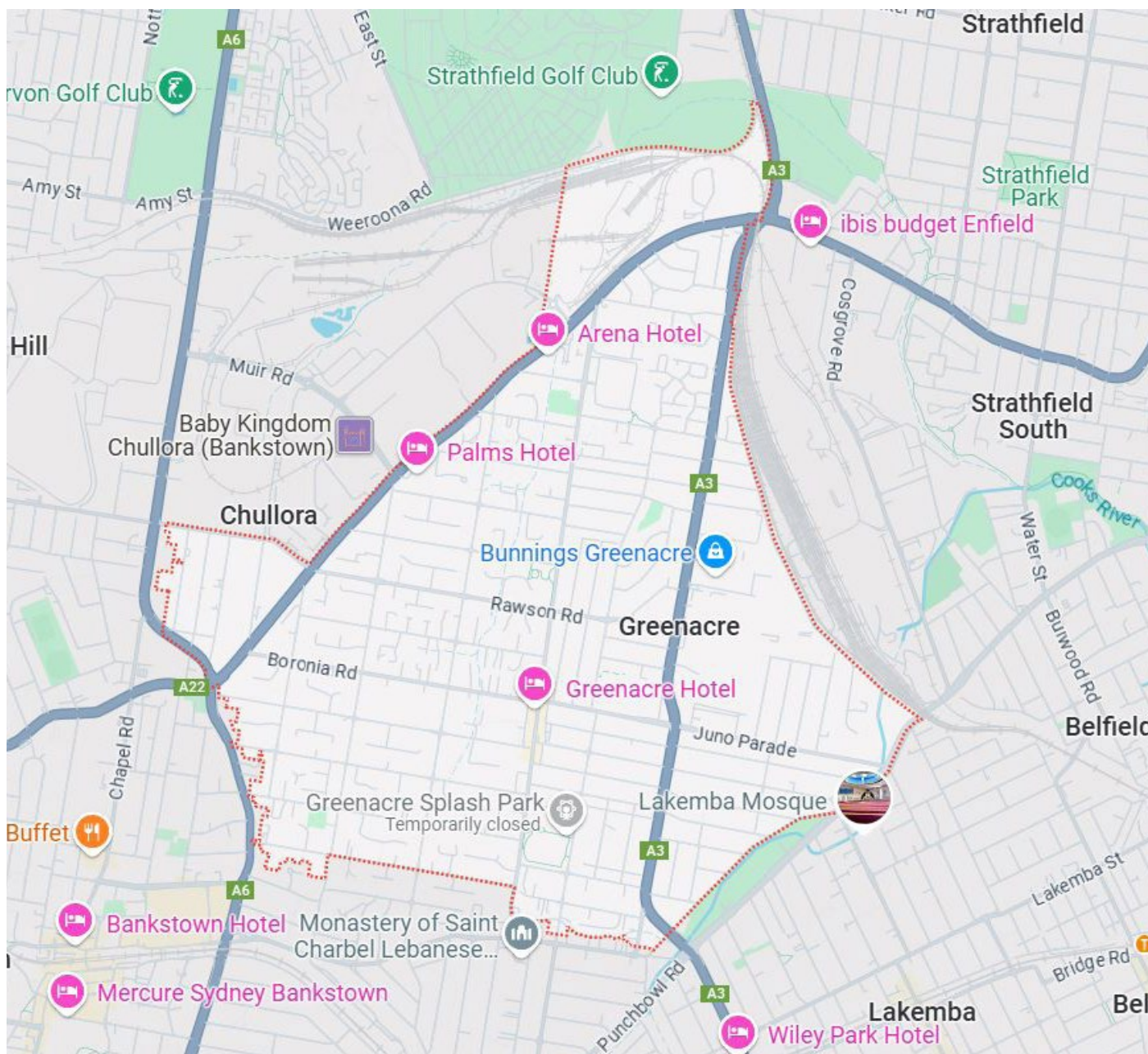
Location

Greenacre is a suburb in Sydney, located 20 kilometres west of the Sydney central business district in the state of New South Wales, Australia. Most of Greenacre is in the local government area of the City of Canterbury-Bankstown, while a part in the east is in the Municipality of Strathfield.

The suburb is distinctly but unofficially split into the north and the south. The southern parts of Greenacre are serviced by a strip of local independent shops and outlets along Waterloo Road and around the intersection of Juno Parade and Boronia Road. Businesses in the northern parts of Greenacre are often identified with neighbouring Chullora, such as Chullora Market Place.

Buses operate to and from Strathfield station, Burwood station, Punchbowl station, Lakemba station and Bankstown station.

The eastern edge of Greenacre is defined by the Enfield Marshalling Yards and Punchbowl Road, the western limit is Rookwood Road and Stacey Street, the northern limit is Liverpool Road and Brunner Road, and the southern limit is Wattle Street. Other main roads through the suburb include Waterloo Road, Juno Parade, Boronia Road and Highview Avenue.









Planning Details

E3: Productivity Support under Canterbury-Bankstown Local Environmental Plan 2023

1 Objectives of zone

- To provide a range of facilities and services, light industries, warehouses and offices.
- To provide for land uses that are compatible with, but do not compete with, land uses in surrounding local and commercial centres.
- To maintain the economic viability of local and commercial centres by limiting certain retail and commercial activity.
- To provide for land uses that meet the needs of the community, businesses and industries but that are not suited to locations in other employment zones.
- To provide opportunities for new and emerging light industries.
- To enable other land uses that provide facilities and services to meet the day to day needs of workers, to sell goods of a large size, weight or quantity or to sell goods manufactured on-site.
- To support urban renewal and a pattern of land use and density that reflects the existing and future capacity of the transport network.
- To promote a high standard of urban design and local amenity.

2 Permitted without consent

Home occupations

3 Permitted with consent

Animal boarding or training establishments; Boat building and repair facilities; Building identification signs; Business identification signs; Business premises; Centre-based child care facilities; Community facilities; Depots; Food and drink premises; Function centres; Garden centres; Hardware and building supplies; Hotel or motel accommodation; Industrial retail outlets; Industrial training facilities; Information and education facilities; Kiosks; Landscaping material supplies; Light industries; Local distribution premises; Markets; Mortuaries; Neighbourhood shops; Neighbourhood supermarkets; Office premises; Oyster aquaculture; Passenger transport facilities; Places of public worship; Plant nurseries; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Research stations; Respite day care centres; Rural supplies; Service stations; Specialised retail premises; Storage premises; Take away food and drink premises; Tank-based aquaculture; Timber yards; Vehicle body repair workshops; Vehicle repair stations; Vehicle sales or hire premises; Veterinary hospitals; Warehouse or distribution centres; Wholesale supplies; Any other development not specified in item 2 or 4

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Amusement centres; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Commercial premises; Correctional centres; Crematoria; Eco-tourist facilities; Electricity generating works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home occupations (sex services); Industries; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Port facilities; Residential accommodation; Restricted premises; Rural industries; Sewerage systems; Sex services premises; Signage; Tourist and visitor accommodation; Transport depots; Truck depots; Waste or resource management facilities; Water recreation structures; Water supply systems; Wharf or boating facilities

Key Planning Contacts

COUNCIL: Canterbury Bankstown City Council

TELEPHONE: 02 9707 9000

EMAIL: council@cbccity.nsw.gov.au

WEBSITE: <https://www.cbcity.nsw.gov.au/>

POSTAL ADDRESS:

PO Box 8
Bankstown NSW 1885

STREET ADDRESS:

66-72 Rickard Road
Bankstown NSW 2200







Sales Information

Contract for Sale

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

Open for Inspection

By Appointment with the Agent

Contact

Ben Panayotopoulos

Senior Sales & Leasing Executive

M: 0430 140 683

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