

7/11 Elizabeth Street
CAMPSIE

Information Memorandum | **Auction**







CONTENTS

Offering | **05**

Property Summary | **06**

Location | **08**

Planning Details | **10**

Comparables | **12**

Contact Details | **16**



OFFERING

Address 7/11 Elizabeth Street, Campsie NSW 2194

Title Details Lot 7 SP32194

Property Type Industrial Strata Unit

Total Building Area* 187 m²

Parking* 2 Spaces (Total Strata Area - 215 m²)

LGA Canterbury-Bankstown City Council

Zoning E4 - General Industrial

Auction* 25th June 2026
On-Site at 12:00pm

Inspections Wednesdays & Fridays
4:00pm - 4:30pm

Selling Agents **Ben Panayotopoulos**
Senior Sales & Leasing Associate
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*Approximate

PROPERTY SUMMARY

Positioned at the front of a tightly held industrial complex, this versatile factory unit presents an outstanding opportunity to secure a highly functional industrial asset within one of Sydney's most tightly held inner-west precincts.

Offering excellent street exposure, convenient vehicle access and a practical clearspan layout, the property is perfectly suited to owner-occupiers, investors, trade businesses, storage operators or light manufacturers seeking a strategic location with strong connectivity.

Strategically located in the heart of Campsie's established industrial pocket, the property enjoys immediate access to Canterbury Road, major arterial routes and surrounding commercial hubs throughout Sydney's Inner West and South-West.

Key Features:

- ✔ Front-positioned unit with outstanding street exposure
- ✔ Approx. 276m² total building area, comprised of 180m² ground floor warehouse space and 96m² of mezzanine office
- ✔ Functional warehouse/factory configuration
- ✔ Clearspan industrial space
- ✔ Easy vehicle and loading access
- ✔ Ideal for industrial, trade, storage or light manufacturing users
- ✔ Highly sought-after Inner-West location
- ✔ Excellent connectivity to Canterbury Road & major arterial roads
- ✔ Rare offering within a tightly held industrial complex



276 m²
Total Building Area

Excellent
Connectivity to major arterial roads

Easy
Vehicle and loading space

Functional
Warehouse/Factory Configuration

Front Positioned
Unit with Outstanding Street Exposure

LOCATION

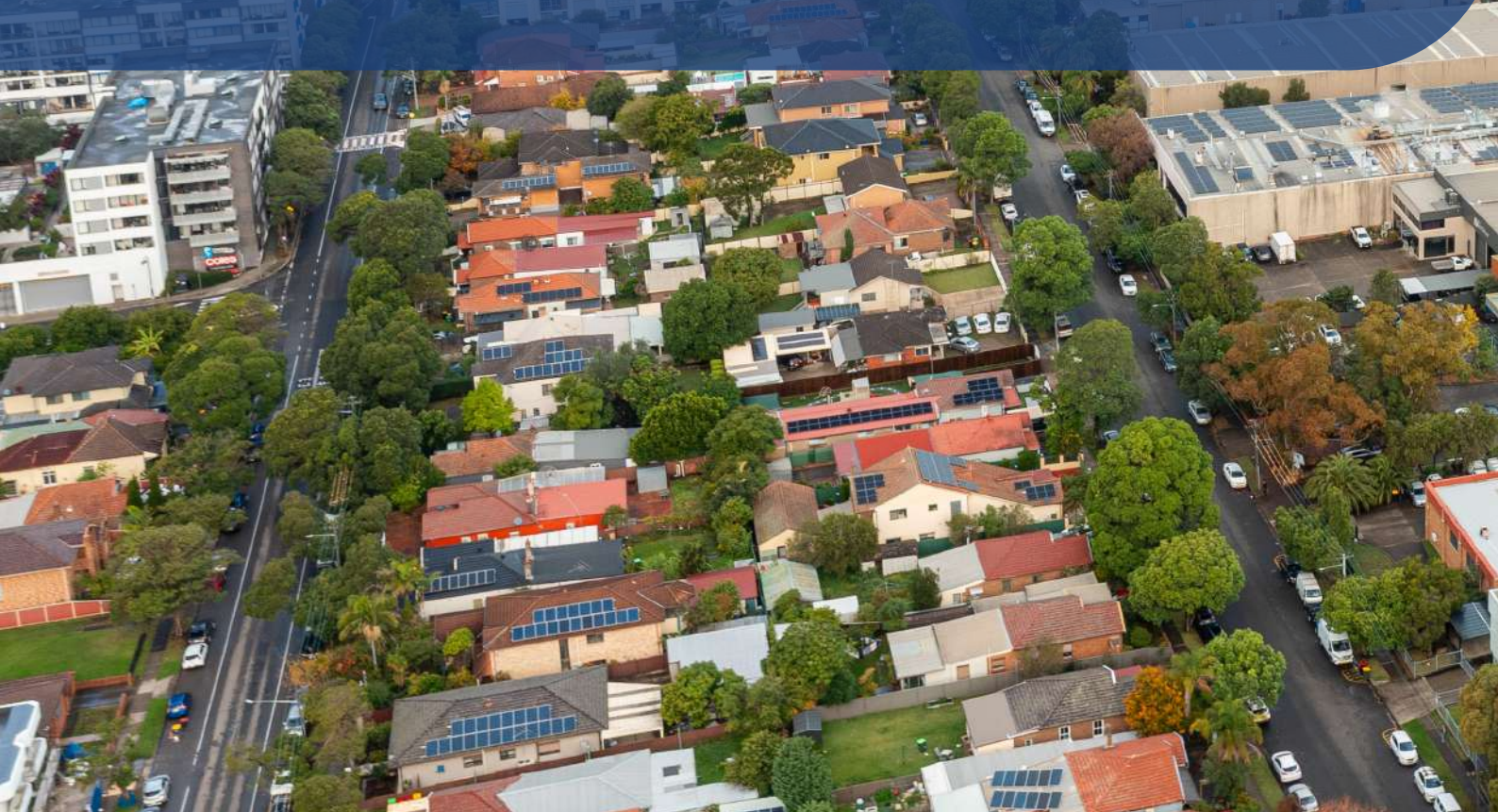
Campsie, is a prominent and well-established suburb located approximately 13 kilometres south-west of the Sydney Central Business District, within the City of Canterbury-Bankstown. Recognised as a key commercial and retail hub within the inner south-west, Campsie services a broad and diverse catchment and continues to experience steady growth and urban renewal.

The suburb is centred around Beamish Street, a bustling retail strip featuring a wide range of cafes, restaurants, supermarkets, specialty stores, and professional services. This vibrant precinct generates strong pedestrian traffic throughout the day and evening, supporting a highly active local economy and making it an attractive location for retail and service-based businesses.

Campsie benefits from excellent transport connectivity, with a well-serviced train station on the Bankstown line and multiple bus routes linking the suburb to surrounding centres. The upcoming Sydney Metro City & Southwest upgrade is set to further enhance accessibility, providing faster and more frequent connections to the Sydney CBD and key employment hubs.

The area is undergoing ongoing residential densification, with a mix of apartment developments and mixed-use projects contributing to population growth and increased demand for local services. This evolving demographic profile continues to support strong commercial activity and long-term business viability.

From an investment perspective, Campsie offers a compelling opportunity, combining strong foot traffic, established retail infrastructure, and future transport improvements. Its strategic location, diverse community, and active town centre position it as a key growth suburb with solid long-term potential.





PLANNING DETAILS

E4: General Industrial under Bankstown Local Environmental Plan 2023

1 Objectives of zone

- To enable sustainable primary industry and other compatible land uses.
- To encourage and promote diversity and employment opportunities in relation to primary industry enterprises, particularly those that require smaller lots or that are more intensive in nature.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.

2 Permitted without consent

Home occupations

3 Permitted with consent

Animal boarding or training establishments; Aquaculture; Building identification signs; Business identification signs; Dwelling houses; Environmental facilities; Environmental protection works; Extensive agriculture; Farm buildings; Flood mitigation works; Home businesses; Intensive plant agriculture; Plant nurseries; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Roads; Roadside stalls

4 Prohibited

Any development not specified in item 2 or 3



Zoning
E4: General Industrial



Height of Building
Not Provided



Floor Space Ratio
1:1

COMPARABLE SALES

8/42 Harp Street, Belmore

SALE PRICE: \$1,076,000.00

SALE DATE: October 2025

BUILDING AREA: 195 m²

RATE ON BUILDING: \$5,518 Per m²

COMMENTS:



14/42 Harp Street, Belmore

SALE PRICE: \$1,375,000.00

SALE DATE: November 2022

BUILDING AREA: 200 m²

RATE ON BUILDING: \$6,875 Per m²

COMMENTS:



4/87 Lakemba Street, Belmore

SALE PRICE: \$1,450,000.00

SALE DATE: January 2025

BUILDING AREA: 242 m²

RATE ON BUILDING: \$5,992 Per m²

COMMENTS:



2/21-23 Elizabeth St, Campsie

SALE PRICE: \$2,750,000

SALE DATE: December 2024

BUILDING AREA: 371 m²

RATE ON BUILDING: \$7,412 Per m²

COMMENTS:



COMPARABLE SALES

10/112 Benaroon Road, Belmore

SALE PRICE: \$895,000.00

SALE DATE: July 2023

BUILDING AREA: 133 m²

RATE ON BUILDING: \$6,729 Per m²

COMMENTS:



12/59 Moxon Road, Punchbowl

SALE PRICE: \$805,000.00

SALE DATE: February 2024

BUILDING AREA: 162 m²

RATE ON BUILDING: \$4,969 Per m²

COMMENTS:



14/94 Bryant Street, Padstow

SALE PRICE: \$850,000.00

SALE DATE: July 2025

BUILDING AREA: 183 m²

RATE ON BUILDING: \$4,644 Per m²

COMMENTS:



6/8 Jindalee Place, Riverwood

SALE PRICE: \$1,000,000.000 + GST

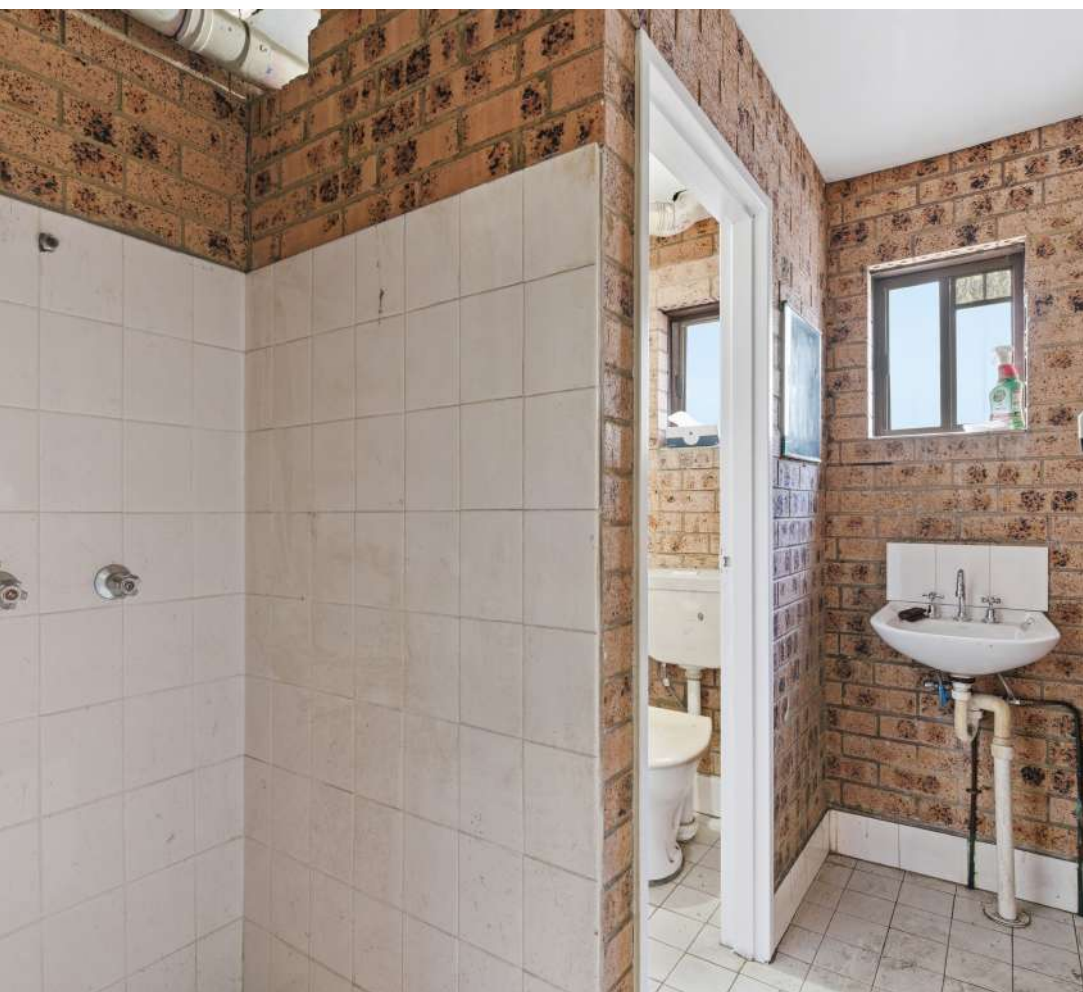
SALE DATE: May 2024

BUILDING AREA: 176 m²

RATE ON BUILDING: \$5,681 Per m²

COMMENTS:





OUTGOINGS

Strata \$4,290.00 PA

Council \$2,818.65 PA

Water \$230.00 P.A



CONTACT INFORMATION



Contract for Sale

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

Open for Inspection

Wednesdays & Fridays
4:00pm - 4:30pm

Auction

25th of June 2026
On-Site at 12:00pm

Contact

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Years

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