

90B Highgate Street **BEXLEY**

Information Memorandum | For Sale







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SYDNEY CBD

SYDNE

**90b HIGHGATE STREET
BEXLEY**

• Approximate

Y AIRPORT

OFFERING

Address	90B Highgate Street, Bexley NSW 2207
Title Details	LOT A DP400175
Property Type	Commercial Building with Adjoining Townhouse
Total Building Area	1,000m ²
Total Land Area	1,801m ²
Expression of Interest	24 th September 2026 Level 3/56 Kitchener Parade Bankstown NSW 2200 at 5:00 pm
Inspections	By Appointment with Agents

Selling Agents

Ben Panayotopoulos

Senior Sales & Leasing Associate
Commercial Property Group
M: 0430 140 683
E: benp@commercial.net.au

Ryan McMahon

Sales & Leasing Associate Director
Commercial Property Group
M: 0429 228 460
E: ryanm@commercial.net.au

PROPERTY SUMMARY

A rare opportunity to acquire a genuinely diversified commercial and residential investment in one holding, combining a substantial purpose-built commercial facility with a separately leased residential townhouse.

Offering two distinct income streams across two different property sectors, 90B Highgate Street provides investors with an attractive level of income diversification that is rarely available within a single asset.

+ TWO ASSETS. TWO INCOME STREAMS. ONE PROPERTY.

The property brings together the strengths of both commercial and residential investment, with each component separately occupied and contributing to a combined passing income of approximately \$140,000 per annum.

Commercial Investment

Approximately 1,000m²* purpose-built facility over two levels, currently leased to an established community care provider.

Residential Investment

A separately leased residential townhouse provides an additional passive income stream, creating further diversification within the investment.

★ PROPERTY HIGHLIGHTS:

 1,801m² substantial landholding*

 Approx. 1,000m² commercial facility over two levels*

 Separately leased residential townhouse

 Approx. \$140,000 p.a. combined passing income

 Fully leased commercial + residential investment

 Established community care provider occupying the commercial component

 18 on-site car spaces

 Diversified income across commercial and residential tenancies

 Future occupation, investment and redevelopment potential (STCA)

 EXTENSIVE PURPOSE-BUILT COMMERCIAL FACILITY

STRATEGIC BEXLEY LOCATION

Positioned in the heart of Sydney's established St George region, Bexley enjoys a highly accessible location approximately 15km south of the Sydney CBD*. The property benefits from convenient access to major arterial routes including Forest Road, Stoney Creek Road, Bexley Road, Princes Highway and the M5 Motorway / WestConnex network, providing efficient connectivity to the Sydney CBD. Sydney



500 m²
Ground Floor Area

500 m²
First Floor Area

1,000 m²
Total Building Area

1,801 m²
Total Land Area

18 OnSite Car Spaces
Parking Area

COMMERCIAL TENANCY

Tenant	SACW Pty Ltd T/A Eloma Care
Rent	\$114,000.00 Gross + GST
Lease Commencement	1 December 2025
Lease Term	Five (5) Years
Option	Five (5) Years
Annual Increases	4%
Market review	At commencement of the option
Permitted use	Community Care Centre / Day Program
Security	Equivalent to five (5) months' gross rental
Usage	NDIS business

RESIDENTIAL TENANCY

Long-term tenant in occupation.

Rent	\$500.00 per week
Annual Income	\$26,000.00 PA Gross
Lease commenced	30 October 2025

OUTGOINGS

OUTGOING	ANNUAL AMOUNT
Council Rates	\$6,597.36
Building Insurance	\$8,981.32
Water Rates (excluding usage)	\$822.41
Land Tax	\$8,980.00 (Calculated on a single holding with a Land Value Assessment of \$1,630,000)
TOTAL	\$25,381.09 PA

CURRENT PASSING INCOME

Commercial	\$114,000.00 PA + GST
Residential	\$26,000.00 PA
Combined Passing Income	\$140,000.00 PA
Net Income	\$114,619.00 PA Net

LOCATION

Bexley, NSW 2207, is an established suburb in Sydney's south, located approximately 14 kilometres from the Sydney CBD within the Bayside Council local government area. Strategically positioned between major centres including Rockdale, Kogarah, and Hurstville, Bexley benefits from a strong established residential catchment and convenient access to surrounding commercial and employment precincts.

From a commercial real estate perspective, Bexley supports a mix of neighbourhood retail, medical, professional, and service-based businesses, with commercial activity concentrated along key corridors including Forest Road and Stoney Creek Road. The suburb benefits from consistent local consumer demand and passing traffic, supporting businesses that cater to the surrounding residential population. Its proximity to larger commercial centres and Sydney Airport further enhances its commercial appeal.

Bexley benefits from excellent road connectivity via Forest Road, the Princes Highway, and nearby access to the M5 Motorway, providing efficient links across Sydney's southern and south-western suburbs. Its established location, strong local catchment, and proximity to major transport and employment hubs underpin a stable commercial market, making Bexley an attractive option for investors and occupiers seeking long-term value and accessibility.



SYDNEY AIRPORT

HIGHGATE STREET
BEXLEY



COMPARABLE SALES

278 & 280 Kingsgrove Road, Kingsgrove

SALE PRICE: \$2,455,000.00

NET INCOME & YIELD: Vacant Possession ; NA

SALE DATE: December 2024

BUILDING AREA: 300 m²

LAND AREA: 398 m²

RATE ON LAND: \$6,168.00 per m²



54 Stoney Creek Road, Bexley

SALE PRICE: \$2,600,000.00

NET INCOME & YIELD: Vacant Possession ; NA

SALE DATE: July 2024

BUILDING AREA: 769 m²

LAND AREA: 769 m²

RATE ON LAND: \$3,381.00 per m²



25 Stoney Creek Road, Bexley

SALE PRICE: \$2,100,000.00

NET INCOME & YIELD: Vacant Possession ; NA

SALE DATE: April 2025

BUILDING AREA: 275 m²

LAND AREA: 575 m²

RATE ON LAND: \$3,652.17 per m²



689 Forest Road, Bexley

SALE PRICE: \$2,277,000.00

NET INCOME & YIELD: \$117,000.00 PA Net + GST;5.14%

SALE DATE: March 2025

BUILDING AREA: 315 m²

LAND AREA: 562 m²

RATE ON LAND: \$4,051.60 per m²



COMPARABLE SALES

444 Stoney Creek Road, Kingsgrove

SALE PRICE: \$1,500,000.00

NET INCOME & YIELD: \$56,180 PA Net + GST ; 3.75%

SALE DATE: April 2025

BUILDING AREA: 300 m²

LAND AREA: 234 m²

RATE ON LAND: \$6,410.25 per m²



18 Montgomery Street, Kogarah

SALE PRICE: \$3,500,000.00

NET INCOME & YIELD: \$150,000 PA Net + GST ; 4.29%

SALE DATE: December 2025

BUILDING AREA: 571 m²

LAND AREA: 539 m²

RATE ON LAND: \$6,493.50 per m²



243 Kingsgrove Road, Kingsgrove

SALE PRICE: \$1,313,000.00

NET INCOME & YIELD: \$55,900 pa Net + GST ; 4.26%

SALE DATE: June 2025

BUILDING AREA: 158 m²

LAND AREA: 183 m²

RATE ON LAND: \$7,175.00 per m²



612, 302 Kingsgrove Road, Kingsgrove

SALE PRICE: \$2,800,000.00

NET INCOME & YIELD: \$140,000PA Net + GST ; 5%

SALE DATE: May 2024

BUILDING AREA: 246 m²

LAND AREA: 246 m²

RATE ON LAND: \$11,382.11 per m²







PLANNING DETAILS

R2 : Low Density Residential under Bayside Local Environmental Plan 2021

1 Objectives of zone

- To provide for the housing needs of the community within a low density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To ensure land uses are carried out in a context and setting that minimises impact on the character and amenity of the area.
- To enable residential development in accessible locations to maximise public transport patronage and encourage walking and cycling.

2 Permitted without consent

Home-based child care; Home occupations

3 Permitted with consent

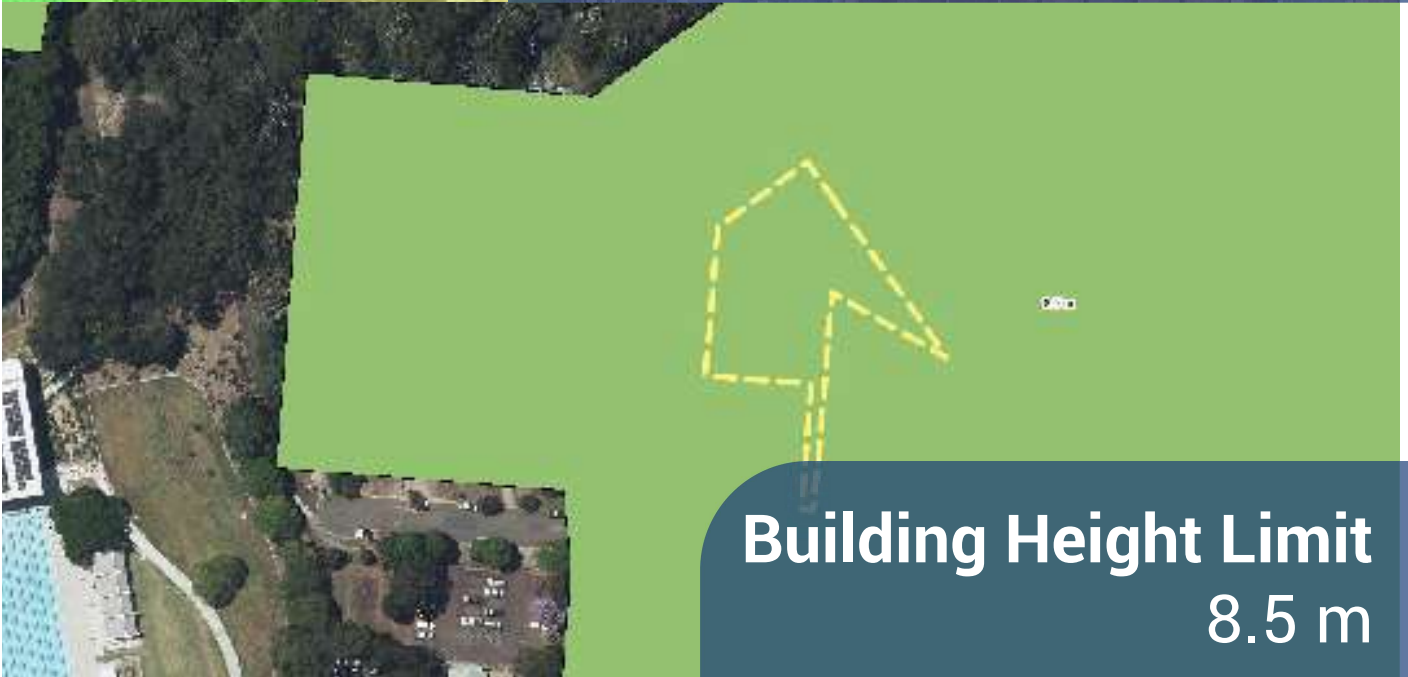
Attached dwellings; Bed and breakfast accommodation; Building identification signs; Business identification signs; Centre-based child care facilities; Community facilities; Dual occupancies; Dwelling houses; Educational establishments; Environmental protection works; Exhibition homes; Flood mitigation works; Group homes; Health consulting rooms; Home businesses; Home industries; Hostels; Neighbourhood shops; Oyster aquaculture; Places of public worship; Pond-based aquaculture; Recreation areas; Respite day care centres; Roads; Secondary dwellings; Semi-detached dwellings; Seniors housing; Tank-based aquaculture; Water supply systems

4 Prohibited

Any development not specified in item 2 or 3



Zoning
R2 : Low Density Residential



Building Height Limit
8.5 m



Floor Space Ratio
0.5:1





VENDOR & PURCHASER AML/CTF VERIFICATION REQUIREMENTS

IMPORTANT NOTICE FOR VENDORS AND PURCHASERS

Effective 1 July 2026

From 1 July 2026, real estate sector will become to the Anti-Money Laundering and Counter-Terrorism Financing Act 2006 (AML/CTF Act).

All real estate agencies, including CPG, are required by law to undertake customer verification procedures before providing certain designated services.

WHAT MAY BE REQUIRED

- Verification of identity
- Verification of companies, trusts, partnerships and other entities
- Verification of individuals who own or control an entity
- Additional information where required under the AML/CTF Act

WHEN WILL VERIFICATION OCCUR?

For Vendors, verification will be undertaken at the time of the Selling Agency execution.

For Purchasers, verification will be undertaken at the of exchange for the property sale transaction.

IMPORTANT

CPG may be unable to act on instructions or progress a transaction until the required verification has been completed. For further information, please contact CPG.

VERIFICATION FEE

Upon purchasing a property, a verification fee of \$200.00 plus GST is payable to cover the cost of the independent compliance verification process conducted by CPG and its external compliance provider. By proceeding, you consent to your information being provided to third-party providers for compliance purposes.

CONTACT INFORMATION



Contract for Sale

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

Open for Inspection

By Appointment with Agents

Contact

Ben Panayotopoulos

Senior Sales & Leasing Associate
Commercial Property Group
M: 0430 140 683
E: benp@commercial.net.au

Ryan McMahon

Sales & Leasing Associate Director
Commercial Property Group
M: 0429 228 460
E: ryanm@commercial.net.au

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Years

Level 3, 56 Kitchener Parade
Bankstown NSW 2200
P 02 9709 6111