

84 Rogers Street **ROSELANDS**

Information Memorandum | **Auction**



COMMERCIAL
Property Group





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*Approximate

OFFERING

Address 84 Rogers Street, Roselands 2196

Title Details LOT C DP354967

Property Type Commercial: Office Building

Total Building Area* 136 m²

Total Land Area* 557 m²

Parking 2 On Site Car Spaces

Auction 30th April 2026
Level 3/56 Kitchener Parade
Bankstown NSW 2200 at 6:00 pm

Inspections By Appointment with Agents

Selling Agents **Ben Panayotopoulos**
Senior Sales & Leasing Executive
M: 0430 140 683
T: 1300 811 881
E: benp@commercial.net.au

PROPERTY SUMMARY

550m² 1N2 Opportunity

Commercial Property Group is proud to present 84 Rogers Street, Roselands, a remarkable industrial property set for auction. This exceptional site offers a fantastic investment or development opportunity in one of South-Western Sydney's burgeoning industrial hubs.

Key Features:

- Land Area: 557m²
- Zoning: IN2 Light Industrial with a 1:1 FSR, providing significant development potential (STCA).
- Construction: Solid brick structure, offering durability and low maintenance.

Location Benefits:

- Proximity: Ideally located near Roselands Shopping Centre, public transport, parks, and schools
- Accessibility: Minutes from the M5 Motorway, with easy access to the M8 Motorway and major arterial roads including Kingsgrove and King Georges Roads, facilitating seamless connections for logistics and transport.

Development Potential:

- The rectangular-shaped land provides a versatile canvas for boutique industrial units, addressing the local market's undersupply of industrial strata units for sale or lease.



136 m²
Total Building Area

557 m²
Total Land Area

E4
General Industrial Zoning

1:1
Floor Space Ratio (FSR)

Minutes
From the M5 Motorway

OUTGOINGS

To Be Advised





LOCATION

ENFIELD INTERM

Roselands, NSW 2196, is a well-established suburb located approximately 16 kilometres south-west of the Sydney Central Business District, within the City of Canterbury-Bankstown local government area. Centrally positioned within Sydney's south-west corridor, Roselands is recognised for its strong retail presence, stable residential base, and convenient access to surrounding commercial hubs including Bankstown, Campsie, and Hurstville.

At the heart of the suburb is Roselands Shopping Centre, a central regional retail destination that anchors the local economy and attracts consistent foot traffic from a wide catchment. The centre is home to major national retailers, supermarkets, specialty stores, dining options, and essential services, supporting a vibrant and resilient retail environment. This established retail core provides a strong foundation for surrounding businesses and contributes significantly to local employment.

Roselands benefits from excellent road connectivity, with proximity to King Georges Road, Canterbury Road, and the M5 Motorway, facilitating efficient access to the Sydney CBD, Sydney Airport, and broader metropolitan Sydney. While not directly serviced by a train line, the suburb is well supported by an extensive bus network, ensuring connectivity to nearby transport hubs and key destinations.

The suburb is characterised by a predominantly family-oriented residential population, with a mix of established homes and increasing medium-density developments. This steady population base supports ongoing demand for convenience retail, healthcare, and professional services, reinforcing the strength and stability of the local commercial market.

From a planning and growth perspective, Roselands is set to benefit from broader infrastructure and urban renewal initiatives occurring across the Canterbury-Bankstown area. Improvements to transport networks, public amenities, and nearby strategic centres are expected to have positive flow-on effects, enhancing accessibility and supporting long-term economic activity within the suburb. For investors and occupiers, Roselands offers a compelling proposition, combining a dominant retail anchor, strong local demand, and relatively accessible entry points compared to larger metropolitan centres. Its established infrastructure, strategic location, and consistent consumer base position it as a reliable and attractive commercial location with potential for steady growth and ongoing investment appeal.



MODAL LOGISTICS CENTRE

STRATHFIELD CBD

ROGERS STREET
LANDS



COMPARABLE SALES

88 Rogers Street, Roselands

SALE PRICE: \$3,761,000.00

SALE DATE: March 2023

LAND AREA: 1,834m²

BUILDING AREA: Not Applicable

RATE ON LAND: \$2050 per m²

COMMENTS: Neighbour purchased



98 Rogers Street, Roselands

SALE PRICE: \$2,600,000.00

SALE DATE: July 2024

LAND AREA: 847 m²

BUILDING AREA: Not Applicable

RATE ON LAND: \$3,069 per m²

COMMENTS: Neighbour purchased



102 Rogers Street, Roselands

SALE PRICE: \$3,500,000.00

SALE DATE: July 2022

LAND AREA: 1,191 m²

BUILDING AREA: 530 m²

RATE ON LAND: \$2,939 per m²

COMMENTS: Neighbour purchased



100 Benaroon Road, Lakemba

SALE PRICE: \$2,300,000.00

SALE DATE: December 2023

LAND AREA: 692 m²

BUILDING AREA: Not Applicable

RATE ON LAND: \$3,324 per m²

COMMENTS:



COMPARABLE SALES



4 Pettit Avenue, Lakemba

SALE PRICE: \$1,710,000.00

SALE DATE: June 2022

LAND AREA: 510m²

BUILDING AREA: Not Applicable

RATE ON LAND: \$3,353 per m²

COMMENTS: Neighbour purchased, IN2 Zoned Land



10 Pettit Avenue, Lakemba

SALE PRICE: \$1,712,000.00

SALE DATE: July 2021

LAND AREA: 506m²

BUILDING AREA: Not Applicable

RATE ON LAND: \$3,383 per m²

COMMENTS: Neighbour purchased, IN2 Zoned Land



39 Hugh Street, Belmore

SALE PRICE: \$2,320,000.00

SALE DATE: December 2023

LAND AREA: 645m²

BUILDING AREA: Not Applicable

RATE ON LAND: \$3,597 per m²



72 Yerrick Road, Lakemba

SALE PRICE: \$2,090,000.00

SALE DATE: April 2024

LAND AREA: 538m²

BUILDING AREA: 115m²

RATE ON LAND: \$3,885 per m²

COMMENTS: Good comparable, on bigger land

PLANNING DETAILS

IN2: Light Industrial under Canterbury-Bankstown Local Environmental Plan 2023

1 Objectives of zone

- To provide a wide range of light industrial, warehouse and related land uses.
- To encourage employment opportunities and to support the viability of centres.
- To minimise any adverse effect of industry on other land uses.
- To enable other land uses that provide facilities or services to meet the day to day needs of workers in the area.
- To support and protect industrial land for industrial uses.
- To promote a high standard of urban design and local amenity.

2 Permitted without consent

Nil

3 Permitted with consent

Agricultural produce industries; Building identification signs; Business identification signs; Depots; Garden centres; Hardware and building supplies; Industrial training facilities; Landscaping material supplies; Light industries; Neighbourhood shops; Oyster aquaculture; Places of public worship; Plant nurseries; Resource recovery facilities; Restaurants or cafes; Roads; Take away food and drink premises; Tank-based aquaculture; Timber yards; Vehicle sales or hire premises; Warehouse or distribution centres; 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; Community facilities; Correctional centres; Crematoria; Early education and care facilities; Eco-tourist facilities; Educational establishments; Entertainment facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Function centres; Health services facilities; Heavy industrial storage establishments; Helipads; Highway service centres; Home businesses; Home occupations; Home occupations (sex services); Industries; Information and education facilities; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Passenger transport facilities; Pond-based aquaculture; Port facilities; Public administration buildings; Recreation areas; Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Residential accommodation; Respite day care centres; 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



Zoning
E4: General Industrial



Building Height Limit
12 m



Floor Space Ratio
1:1

CONTACT INFORMATION



Contract for Sale

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

Open for Inspection

12:00pm - 12:30pm Thursdays
Or Via Private Appointment with Agent

Contact

Ben Panayotopoulos
Senior Sales & Leasing Associate
M: 0430 140 683
T: 1300 811 881
E: benp@commercial.net.au

Auction

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Disclaimer

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Years

Level 3, 56 Kitchener Parade
Bankstown NSW 2200
P. 02 9709 6111
W: www.commercial.net.au