

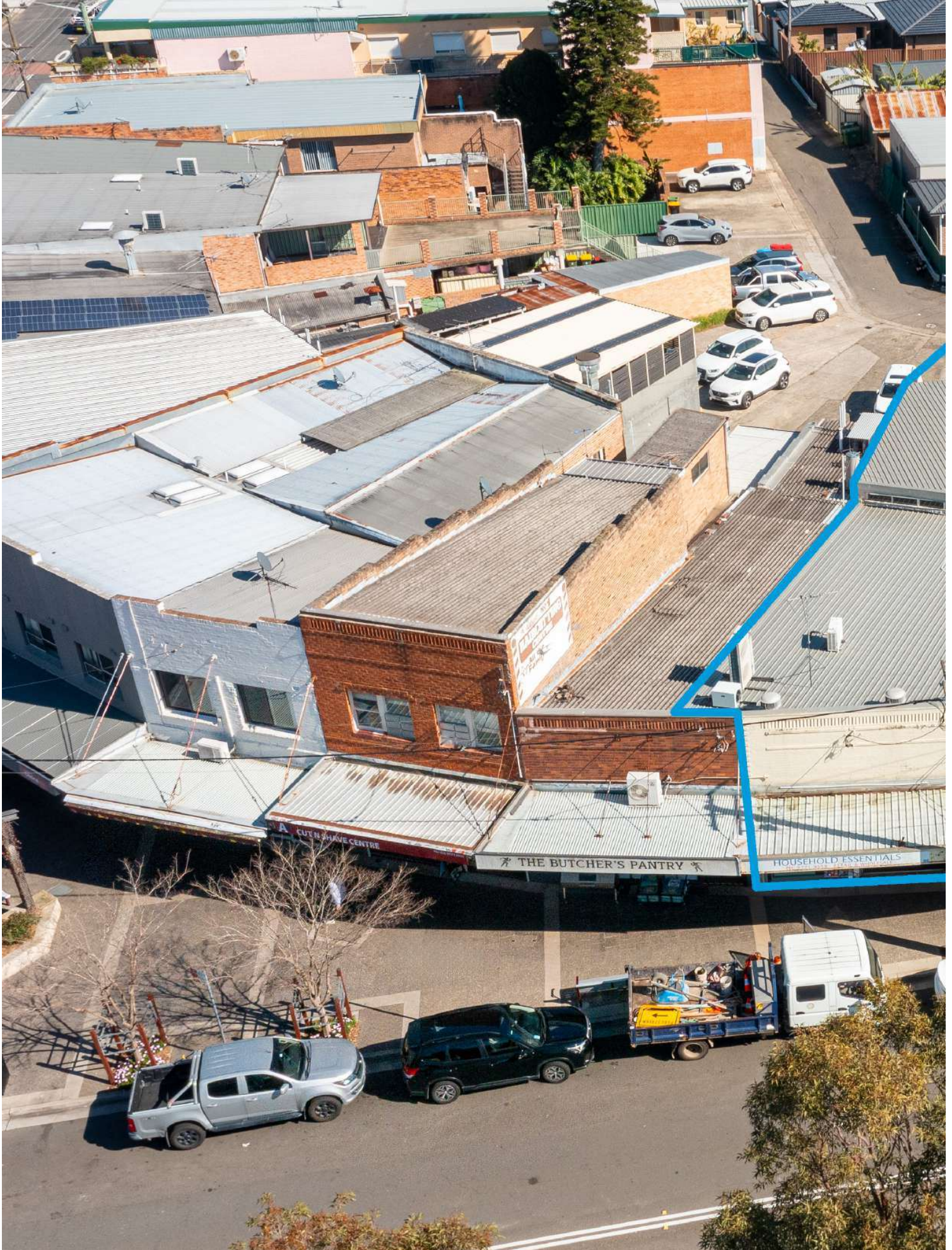
HOUSEHOLD ESSENTIALS
DH. 0771 0252 RETAIL & WHOLESALE

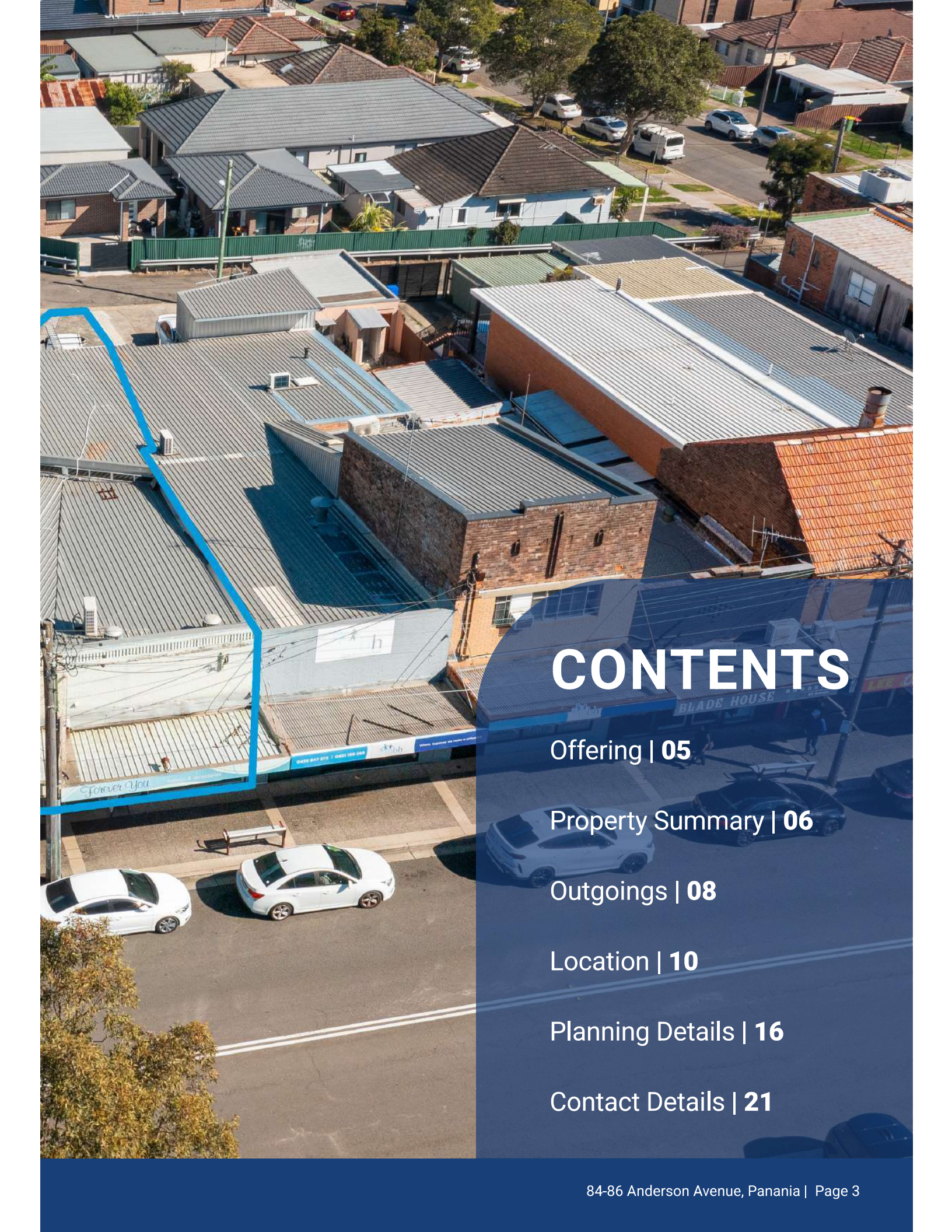
Tissue, Bathroom &
Cleaning Supplies

84-86 Anderson Avenue
PANANIA

Information Memorandum | **For Sale**







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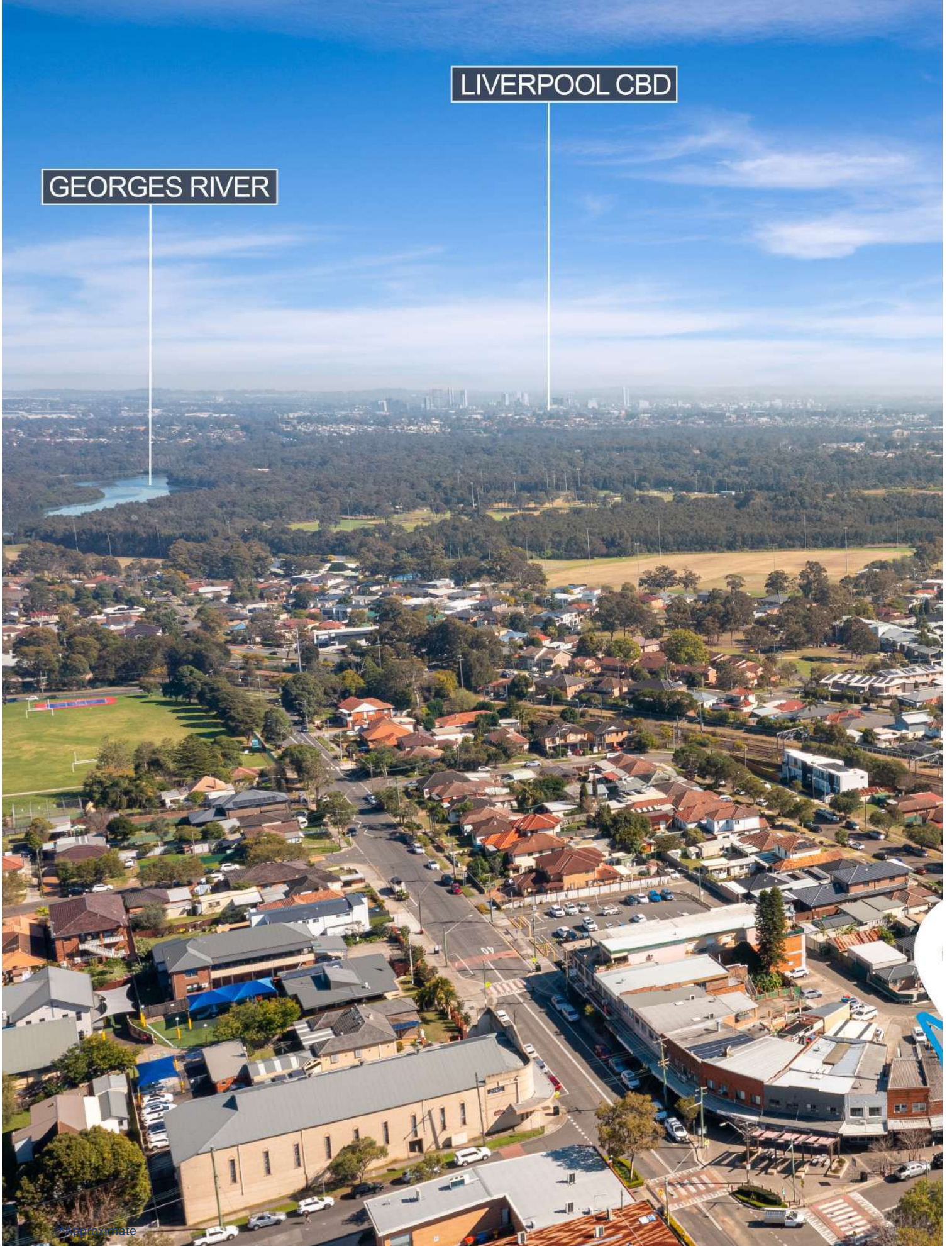
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LIVERPOOL CBD

GEORGES RIVER



Approximate

PANANIA TRAIN STATION

OFFERING

Address 84-86 Anderson Avenue, Panania NSW 2213

Title Details LOT A DP387141 & LOTS D1,D2 DP393438

Property Type Commercial: Retail Building

Retail/Showroom Size* 215 m²

Total Size* 290.90 m²

Parking 2 On Site Car Spaces

Auction 22nd October 2026
Level 3/56 Kitchener Parade
Bankstown NSW 2200 at 6:00 pm

Inspections By Appointment with Agents

Selling Agents
Chris Wade
Sales Director
M: 0412 366 269
T: 1300 811 881
E: chrisw@commercial.net.au

PROPERTY SUMMARY

2 SHOPS ON 1 TITLE

A rare opportunity to secure two adjoining retail properties offered together in one outstanding investment package. Whether you're looking to retain the existing configuration, occupy one and lease the other, or combine both into a substantial retail space, the flexibility and exposure on offer are exceptional.

Positioned in the heart of Panania's thriving retail precinct, these properties enjoy prominent corner exposure to both Anderson Avenue and Tower Street, just 200 metres from Panania Station and directly opposite the Panania Library.

Property Highlights:

- Two retail shops offered together
- Combined 12 metre frontage (approximately 6 metres each shop)
- Two separate retail tenancies with potential to create one large premises
- Rear lane access with onsite parking
- Excellent exposure to Anderson Avenue and Tower Street
- 1-year lease back at \$104,000 p.a. + GST
- Only 200 metres to Panania Railway Station
- Opposite Panania Library
- Ample street parking plus public car parking nearby
- Highly accessible and well-connected location.

This is a unique chance to acquire a versatile commercial asset in a tightly held suburban centre with immediate income and future upside.

An aerial photograph of a property featuring a large, light-colored corrugated metal building on the left and a paved parking area on the right. Several cars are parked in the lot, and a row of colorful recycling bins is visible along the top edge. A blue line outlines a specific area within the parking lot.

290.90 m²

Land Size

2 Car Spaces

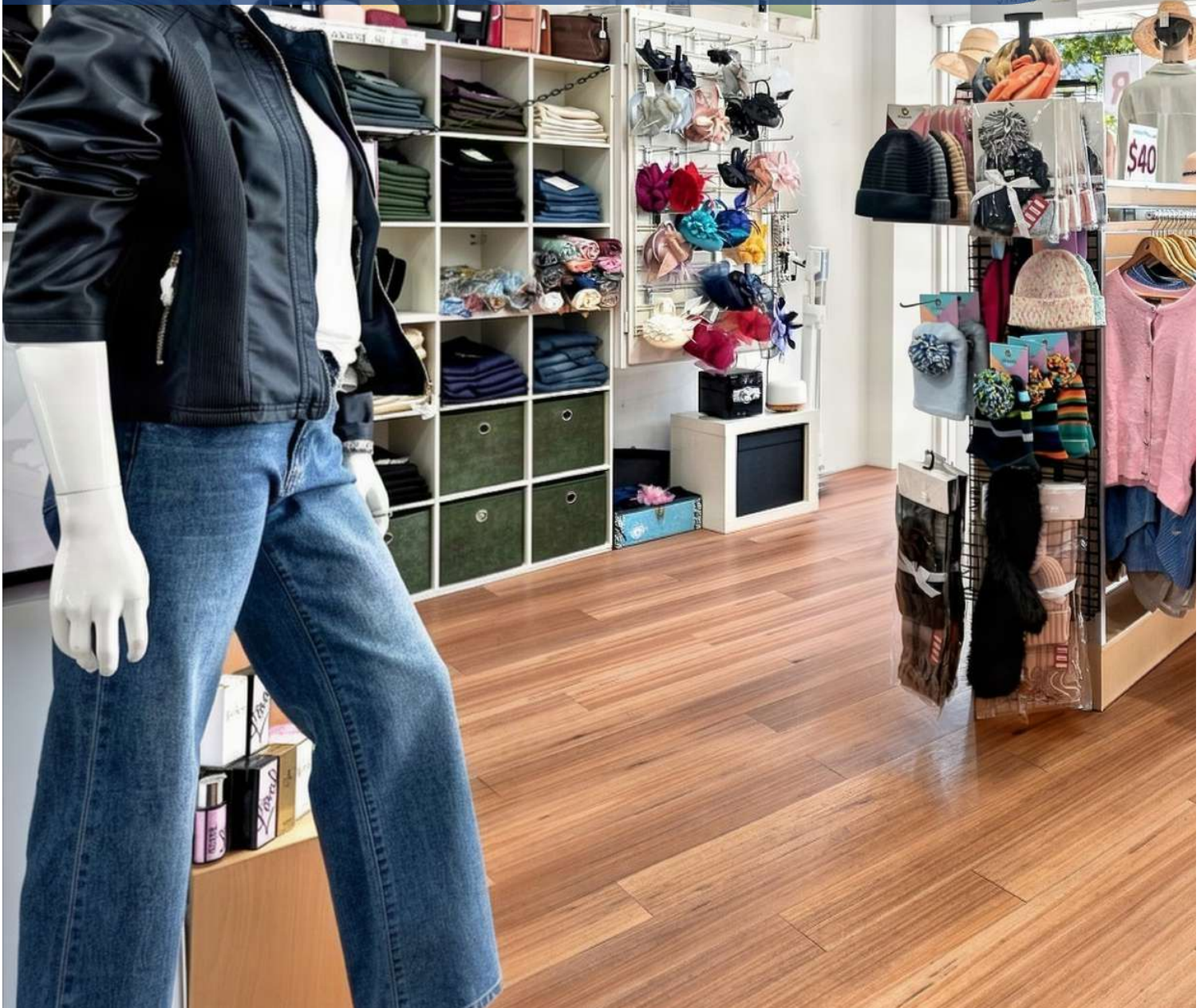
Parking Spaces

215 m²

Retail/Showroom Size

OUTGOINGS

Water Rates	\$781.00 pa
Council Rates	\$3,340.73
Land Tax	\$1,460.00 pa ; Taxable Value \$1,160,000.00
Building Insurance	\$5,000.00
TOTAL	\$10,581.73 per annum





TENANCY

84 Anderson Avenue

Tenant

Forever You Fashion

Term

Two (2) Years expiring 31st December 2027

Option

Nil

Annual Rent

\$52,000.00 per annum Gross + GST

86 Anderson Avenue

Tenant

Home Essentials & Giftware

Term

Two (2) Years expiring 31st December 2027

Option

Nil

Annual Rent

\$52,000.00 per annum Gross + GST

LOCATION

SYDNEY CBD

Panania, NSW 2213, is an established suburb in Sydney's south-west, located approximately 25 kilometres from the Sydney CBD within the City of Canterbury-Bankstown local government area. The suburb benefits from its position within the established Canterbury-Bankstown region, with convenient access to surrounding commercial centres including Bankstown, Revesby and Padstow.

From a commercial real estate perspective, Panania features a well-established town centre supported by retail, hospitality, professional services and local businesses. The surrounding residential catchment provides a consistent customer base for convenience retail and service-based businesses, while the suburb's established streetscape and local commercial precinct contribute to ongoing business activity.

Panania is well connected by public transport, with Panania railway station providing direct rail services towards major employment and commercial centres. Road connectivity via nearby Canterbury Road, Henry Lawson Drive and the M5 Motorway further enhances accessibility across Sydney's south-west. Its combination of established amenities, transport infrastructure and a strong local catchment makes Panania an attractive location for investors and owner-occupiers seeking commercial property within an established metropolitan market.



SYDNEY AIRPORT

HURSTVILLE CBD

TOWN CENTRE

TOWER STREET







PLANNING DETAILS

E1 : Local Centre under Canterbury-Bankstown Local Environmental Plan 2023 Amendment No 5

1 Objectives of zone

- To provide a range of retail, business and community uses that serve the needs of people who live in, work in or visit the area.
- To encourage investment in local commercial development that generates employment opportunities and economic growth.
- To enable residential development that contributes to a vibrant and active local centre and is consistent with the Council's strategic planning for residential development in the area.
- To encourage business, retail, community and other non-residential land uses on the ground floor of buildings.
- To encourage employment opportunities in accessible locations.
- To maximise public transport patronage and encourage walking and cycling.
- To promote a high standard of urban design and local amenity.
- 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.

2 Permitted without consent

Home occupations

3 Permitted with consent

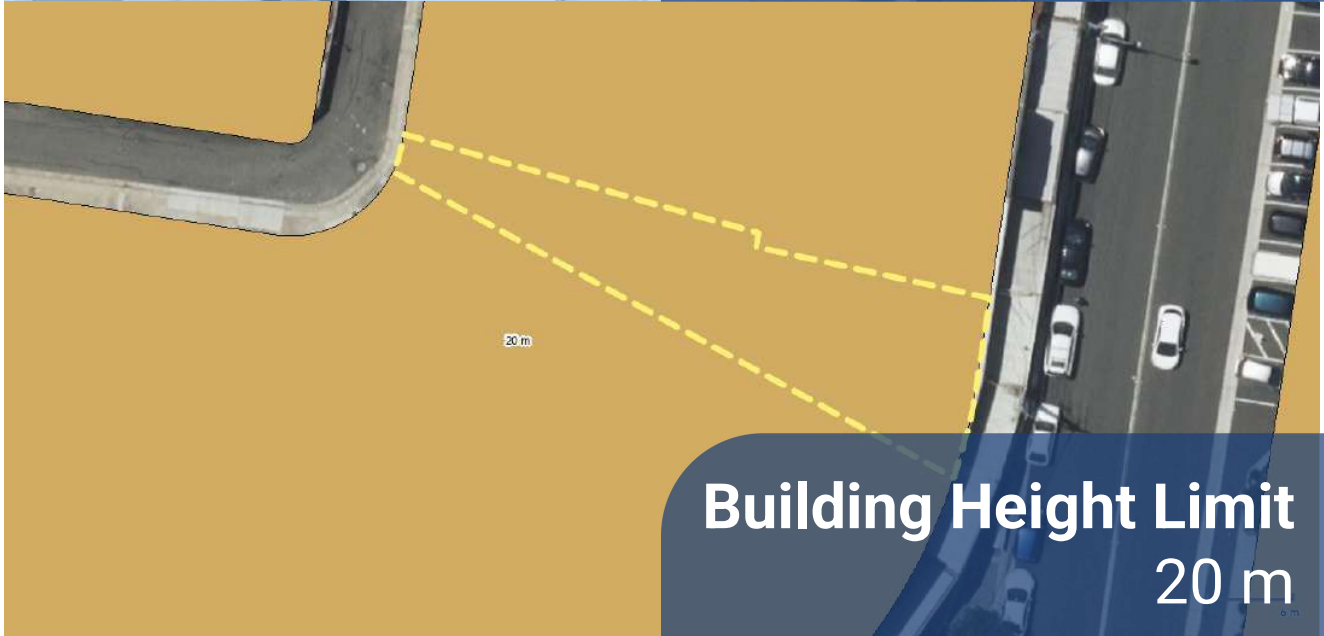
Amusement centres; Boarding houses; Building identification signs; Business identification signs; Centre-based child care facilities; Commercial premises; Community facilities; Entertainment facilities; Function centres; Home industries; Hotel or motel accommodation; Information and education facilities; Local distribution premises; Medical centres; Oyster aquaculture; Places of public worship; Public administration buildings; Recreation facilities (indoor); Respite day care centres; Service stations; Shop top housing; Tank-based aquaculture; Veterinary hospitals; Any other development not specified in item 2 or 4

4 Prohibited

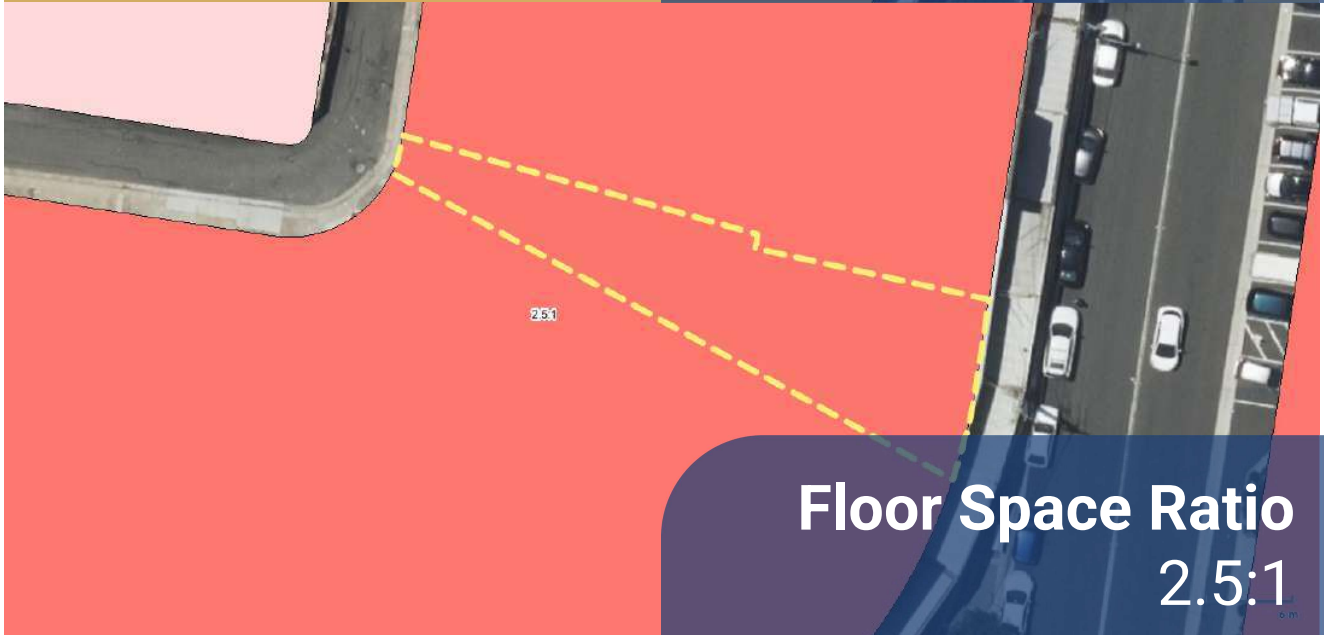
Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Ecotourist 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); Industrial retail outlets; Industrial training facilities; Industries; Jetties; Marinas; Mooring pens; Moorings; Open cut mining; Port facilities; Recreation facilities (major); Recreation facilities (outdoor); Research stations; Residential accommodation; Rural industries; Sewerage systems; Sex services premises; Signage; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Warehouse or distribution centres; Waste or resource management facilities; Water recreation structures; Water supply systems; Wharf or boating facilities; Wholesale supplies



Zoning
E1: Local Centre



Building Height Limit
20 m



Floor Space Ratio
2.5:1





VENDOR & PURCHASER AML/CTF VERIFICATION REQUIREMENTS

Effective 1 July 2026

IMPORTANT NOTICE FOR VENDORS AND PURCHASERS

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 your CPG representative, Matthew McHardy

Email: matthewm@commercial.net.au

Phone: 0450 440 799

VERIFICATION FEE

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.

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

Chris Wade

Sales Director

M: 0412 366 269

T: 1300 811 881

E: chrisw@commercial.net.au

Disclaimer

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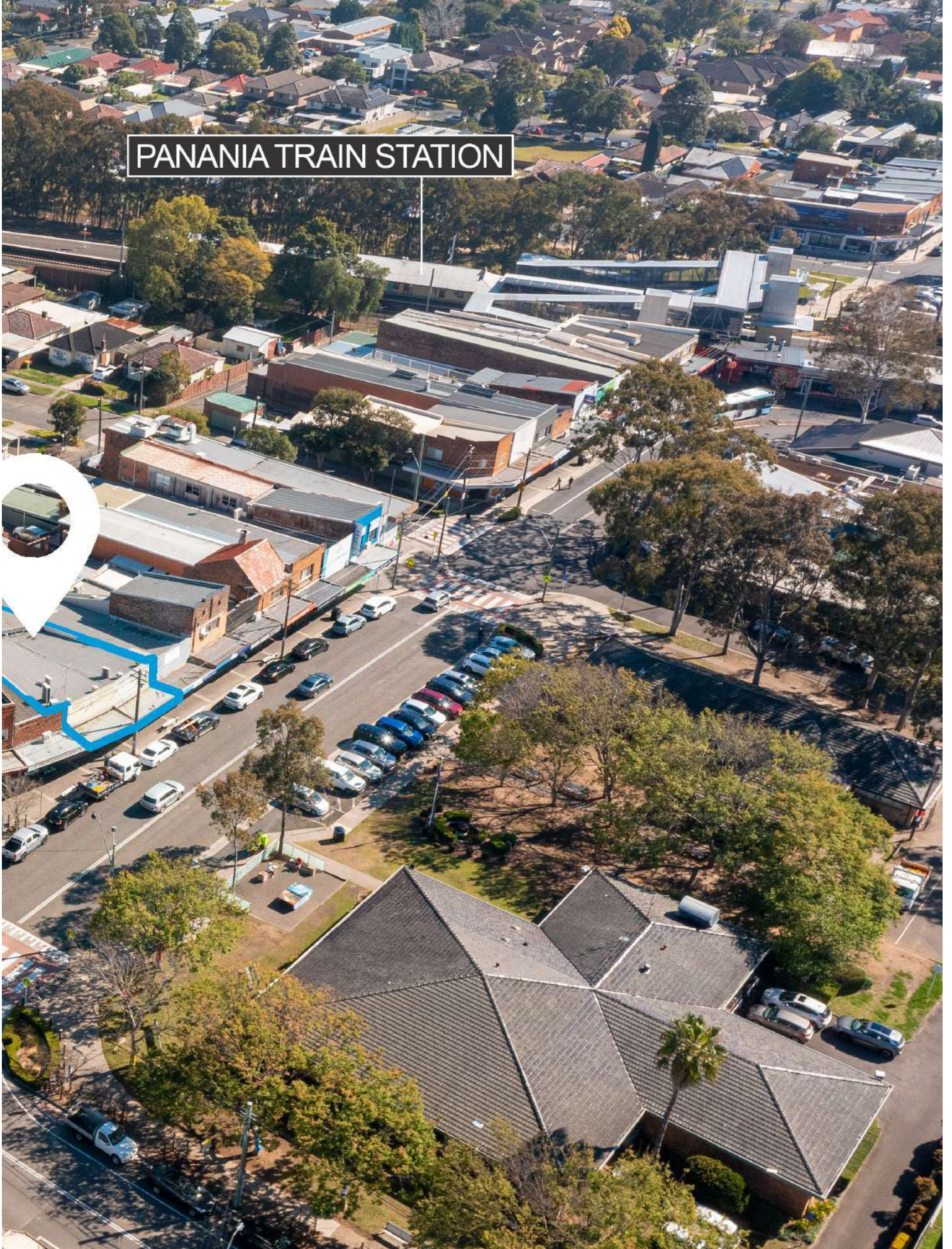
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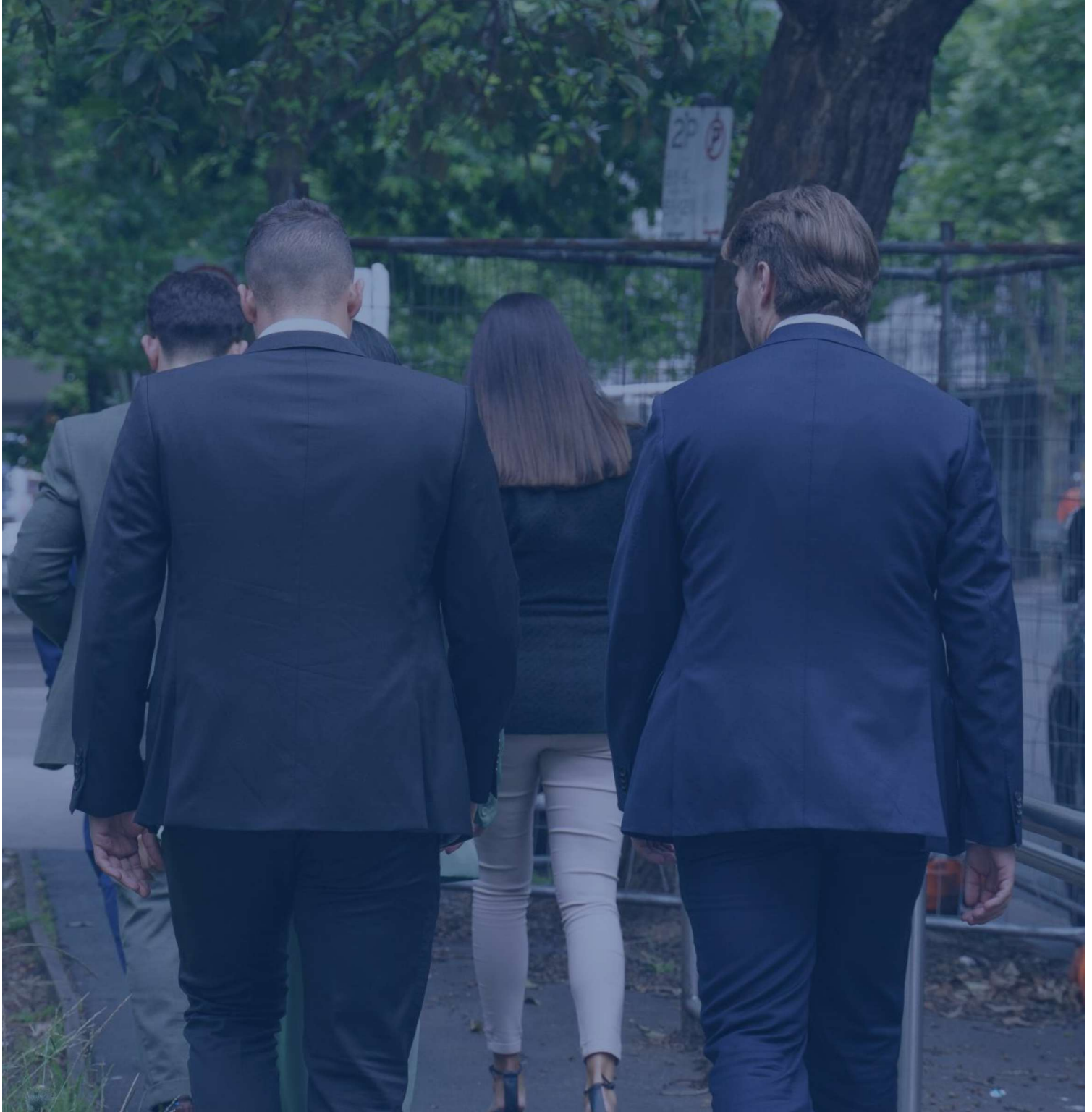
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PANANIA TRAIN STATION





25
Years

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