



# 300 Forest Road **BEXLEY**

Information Memorandum | For Sale



**25**  
Years

**ARTHUR'S PIZZA**  
ARTHURSPIZZA.COM.AU  
02 9556 1061

SALON STATION

2407  
31 700





# Contents

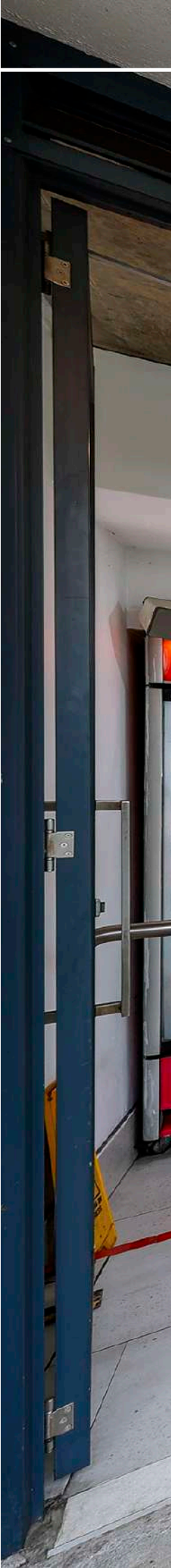


Executive Summary	4
Key Features	7
The Asset	
- Description	9
- Outgoings	9
- Tenancy Schedule	9
Location	12
Planning Details	16-17
Key Planning Contacts	16
Planning Controls	16
Sales Information	
- Contract for Sale	20
- Open for Inspection	20
- Auction	20
- Contact Details	20
Disclaimer	22

# Executive Summary

Address	300 Forest Road, Bexley NSW 2207
Legal Description	LOT 91 SP90850 (Also Known As 2/159 Fredrick Street, Bexley)
Property Type	Retail Strata Unit
Building Area*	58m²
Parking*	One Allocated On-Site Car Space
LGA	Bayside Council
Zoning	MU1: Mixed Use under Bayside Local Environmental Plan 2021
Occupancy	Tenanted
Outgoings*	\$1,706.64 Per Quater
Open for Inspection	By Appointment with the Agent
Selling Agents	<p><b>Mitchell Owen</b> Sales &amp; Leasing Manager M: 0401 451 889 T: 02 9709 6111 E: mitchello@commercial.net.au</p> <p><b>Greg Carr</b> Sales &amp; Leasing Consultant M: 0477 880 576 T: 02 8316 0201 E: gregc@commercial.net.au</p>

\*Approximate







# Key Features



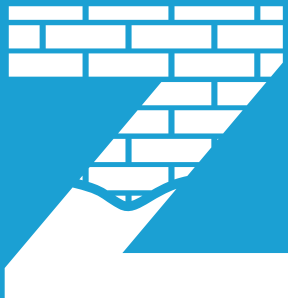
58m<sup>2</sup> total internal  
floorspace



1 On-site  
Car Space



Total NET income of  
\$63,000.00 PA Gross  
inc GST



Zoning is  
MU1: Mixed Use



Huge signage and exposure



Close proximity to  
Princes Highway &  
M5 Motorway



# The Asset



## Description

An exceptional opportunity to secure a fully leased investment in one of St George's most in-demand precincts. Leased to a well-established pizza operator with a strong trading history, this asset delivers reliable passive income, minimal management, and long-term investment appeal.

## Investment Highlights

6% Net Return – Tenant pays all outgoings

58m<sup>2</sup> Retail Shop + 1 Secure Car Space\*

Established Pizza Tenant – Proven operator with stable history

Lease expiry 14th November 2029, with a further 5 year option.

Modern Fit-Out, excellent presentation

Prime Street Frontage – High exposure to foot and vehicle traffic

Strategic Positioning – Close to Princes Highway & M5 Motorway

A rare chance to acquire a high-yield, low-maintenance retail asset in one of the St George region's most tightly held pockets. Perfect for SMSF buyers or investors seeking secure cashflow with upside.

## Outgoings

Council Rates*	\$257.25
Water Rates*	\$510.54
Strata Rates*	\$938.85
<b>TOTAL*</b>	<b>\$1,706.64 Per Quarter</b>

## Tenancy Schedule

Tenant	Pindk Pty Ltd (Arthur's Pizza)
Annual Rental	\$63,029.56 PA
Outgoings Recoverable	100% of council, water and strata rates
Term	Five (5) Years
Expiry	14th November 2029
Option	Five (5) Years
Increases	3.5%
Bond	Equivalent to three (3) months bond





ARTHUR'S PIZZA

HAMBURGERS

294 - 302 For

2407 340  
100 306

# Location

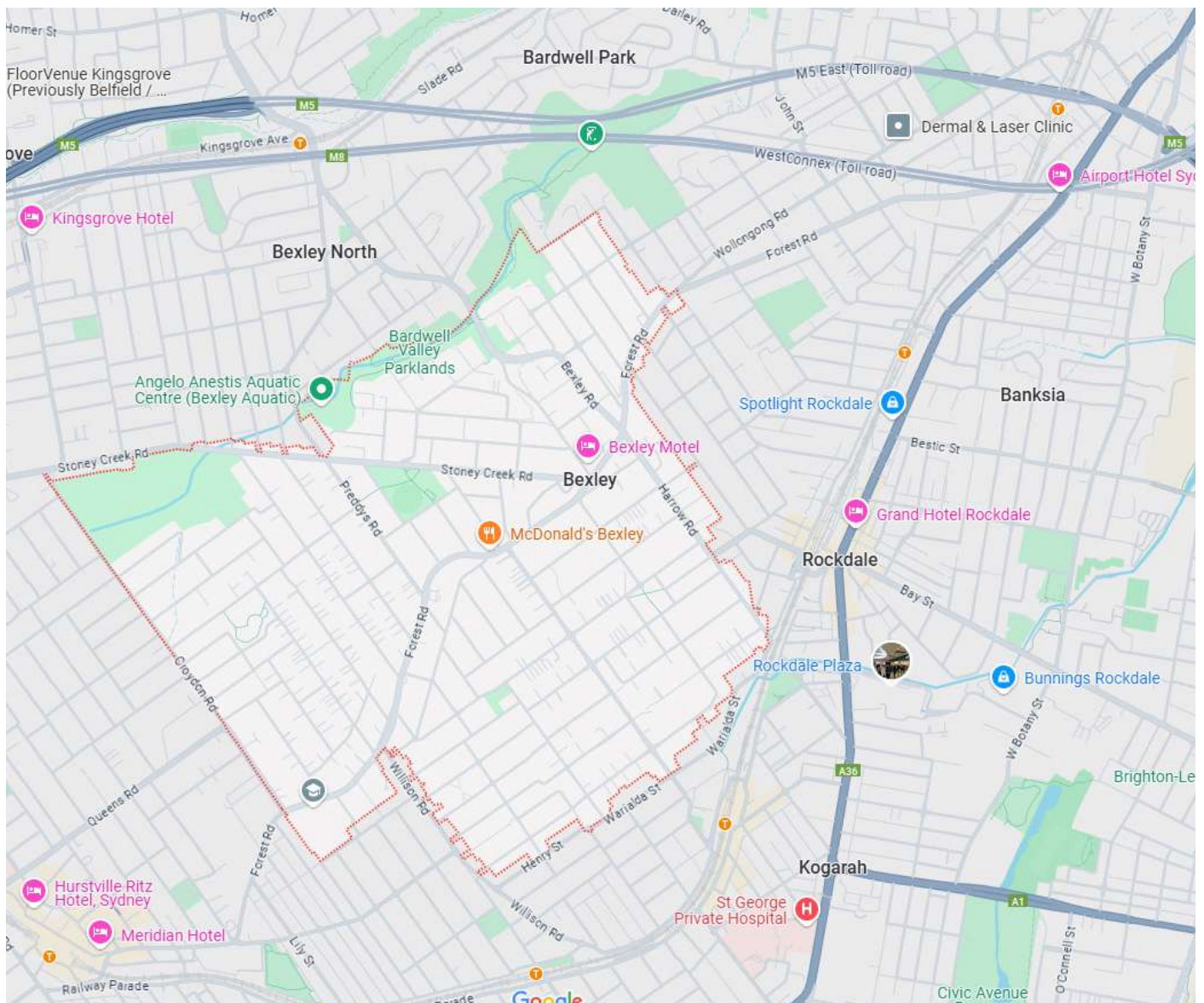
**Bexley** is a well-established and diverse suburb located approximately 14 km southwest of Sydney's CBD, within the Bayside Council area. Known for its leafy streets, family-friendly atmosphere, and convenient location, Bexley offers a blend of heritage charm and modern living. The suburb is predominantly residential, featuring a mix of traditional freestanding homes, renovated period houses, and an increasing number of modern apartments and townhouses.

With access to major roads like Forest Road and the M5, and close proximity to train stations in neighboring suburbs, Bexley is well-connected to the rest of Sydney. Local amenities include quality schools, parks, cafes, and shopping strips, making it an appealing choice for families, professionals, and retirees alike.

Bexley also holds historical significance, with landmarks like Lydham Hall and a number of heritage-listed properties adding character to the suburb. The area continues to attract buyers and renters due to its strong community feel, solid investment potential, and accessibility.

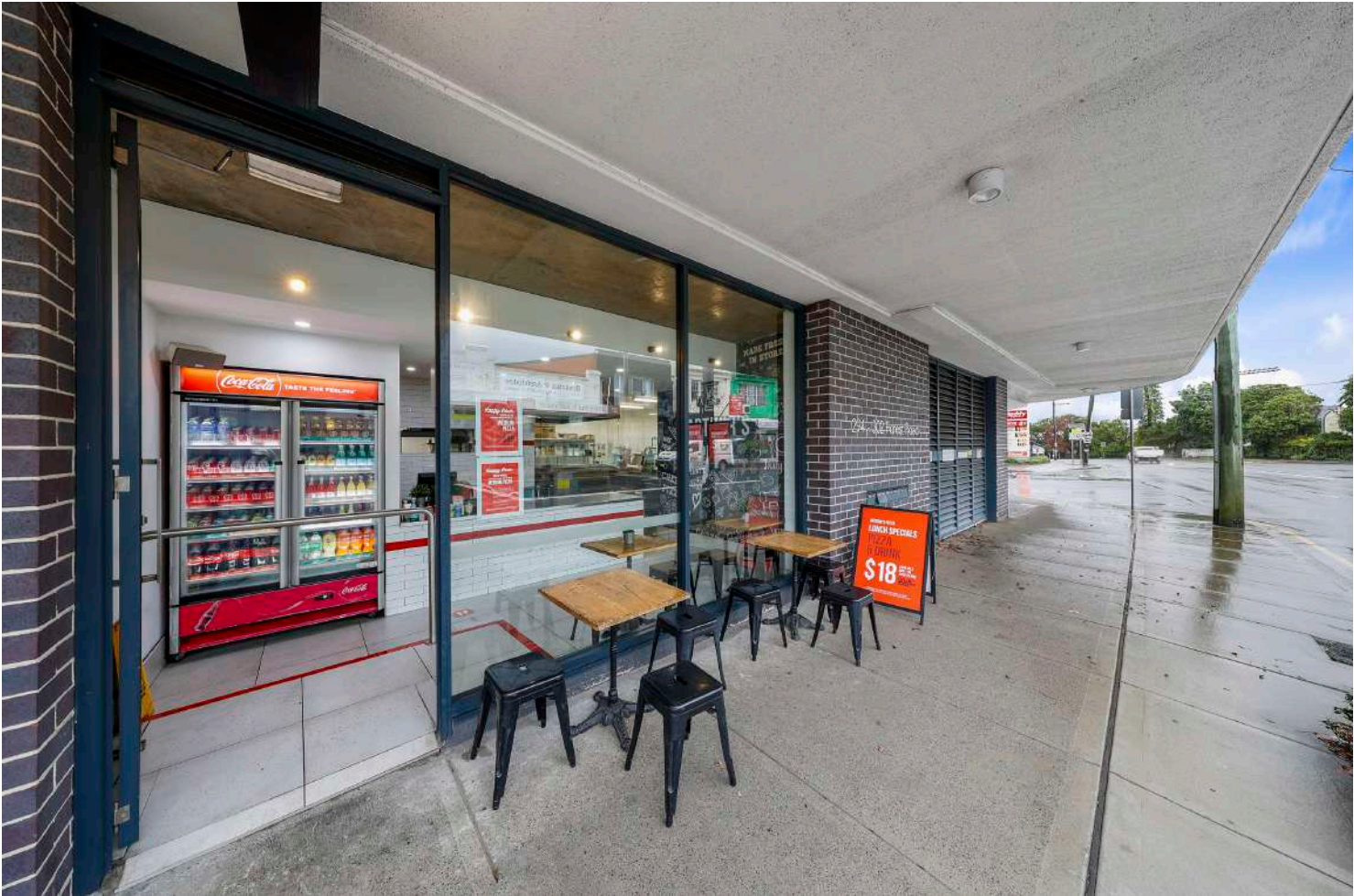
Whether you're looking for a quiet place to raise a family or a suburb with growth potential, Bexley offers a balanced lifestyle just outside the city hustle.

Bexley is currently served by Transit Systems and U-Go Mobility bus services. A steam tramway opened on 13 October 1909 and operated from Arncliffe railway station via Firth and Done Streets and then onto Wollongong, Forest and Stoney Creek Roads to Bexley Park, near Preddys Road.









# Planning Details

## MU1 – Mixed Use under Bayside Local Environmental Plan 2021

### 1 Objectives of zone

- To encourage a diversity of business, retail, office and light industrial land uses that generate employment opportunities.
- 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.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To encourage business, retail, community and other non-residential land uses on the ground floor of buildings.
- To ensure built form and land uses are commensurate with the level of accessibility, to and from the zone, by public transport, walking and cycling.

### 2 Permitted without consent

Home-based child care; Home businesses; Home occupations

### 3 Permitted with consent

Amusement centres; Boarding houses; Car parks; Centre-based child care facilities; Commercial premises; Community facilities; Entertainment facilities; Function centres; Group homes; Hostels; Information and education facilities; Light industries; Local distribution premises; Medical centres; Oyster aquaculture; Passenger transport facilities; Places of public worship; Recreation areas; Recreation facilities (indoor); Registered clubs; Residential flat buildings; Respite day care centres; Restricted premises; Shop top housing; Tank-based aquaculture; Tourist and visitor accommodation; Waste or resource transfer stations; Vehicle repair stations; Any other development not specified in item 2 or 4

### 4 Prohibited

Advertising structures; Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Biosolids treatment facilities; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Depots; Eco-tourist facilities; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Heavy industrial storage establishments; Highway service centres; Home occupations (sex services); Industrial training facilities; Industries; Jetties; Marinas; Moorings; Mooring Pens; Open cut mining; Port facilities; Recreation facilities (major); Research stations; Residential accommodation; Rural industries; Sewage treatment plants; Sex services premises; Storage premises; Transport depots; Truck depots; Vehicle body repair workshops; Warehouse or distribution centres; Waste or resource management facilities; Wharf or boating facilities; Wholesale supplies

## Key Planning Contacts

**COUNCIL:** Bayside Council

**TELEPHONE:** 1300 581 299

**EMAIL:** [council@bayside.nsw.gov.au](mailto:council@bayside.nsw.gov.au)

**WEBSITE:** <https://www.bayside.nsw.gov.au/>

**POSTAL ADDRESS:**

PO Box 21  
Rockdale NSW 2216

**STREET ADDRESS:**

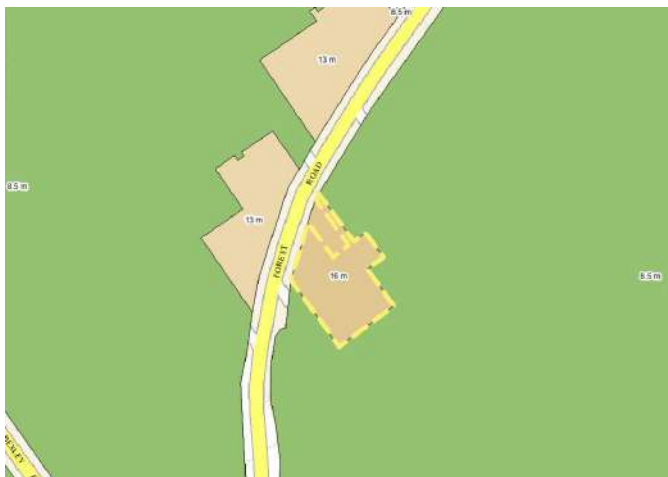
444-446 Princes Highway  
Rockdale NSW 2216

## Planning Controls



### Zoning

Zone MU1 – Mixed Use



### Height of Building

16m



### Floor Space Ratio

2:1





# 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

### **Mitchell Owen**

Sales & Leasing Manager

M: 0401 451 889

T: 02 9709 6111

E: [mitchello@commercial.net.au](mailto:mitchello@commercial.net.au)

### **Greg Carr**

Sales & Leasing Consultant

M: 0477 880 576

T: 02 8316 0201

E: [gregc@commercial.net.au](mailto:gregc@commercial.net.au)





# Disclaimer

This document has been prepared by Commercial Property Group for its client or potential client. It is provided on a confidential basis and is not to be distributed or reproduced in whole or in part without the prior written consent of Commercial Property Group. The information contained in this document is intended as a guide only, does not constitute advice and does not constitute any offer or contract, including for sale or otherwise.

All financial and marketing information, results of enquiries and assumptions and any other matters contained in this document ("information") are based on figures and information provided to Commercial Property Group by third parties and have not been independently verified by Commercial Property Group.

Users should not rely on this information as a statement or representation of fact and must make their own enquiries to verify and satisfy themselves of all aspects of such information, including without limitation, any potential or actual income, rentals, dimensions, areas and permits. If any part of the information is found to be inaccurate or incomplete, this document may not be suitable for its intended use or purpose and in such situation: Commercial Property Group should be notified and given an opportunity to correct any errors.

While the information has been prepared in good faith and with due care, no representations or warranties are made (express or implied) as to the accuracy, currency, completeness, suitability or otherwise of the information. Commercial Property Group, its officers, employees, subcontractors and agents shall not be liable (except to the extent that liability under statute or by operation of law cannot be excluded) to any person for any loss, liability, damage or expense arising directly or indirectly from or connected in any way with any use of or reliance on such information.



25  
Years

Level 3, 56 Kitchener Parade  
Bankstown NSW 2200  
P. 02 9709 6111  
W: [www.commercial.net.au](http://www.commercial.net.au)