

94 Haldon Street  
**LAKEMBA**  
Information Memorandum | For Sale







& Female doctors available  
English  
& Interpreting available

Accepts Free for your  
Medication with us.

**AZ CENTRE**  
MEDICAL CENTRE  
Tel: 9758 9688  
9758 9688



**AZ2 Medical Centre**

Our services are:

- Male and Female GPs
- Diabetists
- All types of Allied Health
- Car Accident Insurance & Work Compensation

**CANCER VETERINARY**

9758 9688

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# Executive Summary

Address	94 Haldon Street, Lakemba NSW 2195
Legal Description	LOT 101 DP842026
Property Type	Freestanding Mixed Use Property
Building Area*	640m <sup>2</sup> Over Two Levels
Land Area*	355m <sup>2</sup>
Parking*	2 On-Site Car Spaces
LGA	Canterbury-Bankstown City Council
Zoning	B2: Local Centre under Canterbury-Bankstown Local Environmental Plan 2023
Height of Building	18m
Occupancy	Part Vacant Possession / Part Tenanted
Outgoings*	To Be Confirmed
Open for Inspection	Every Thursday at 1:00pm for a guided viewing of this outstanding property
Auction	6.00pm on Thursday, 27th February 2025 In Rooms at Level 3, 56 Kitchener Parade, Bankstown

Selling Agents

Ben Panayotopoulos

Senior Sales & Leasing Executive

M: 0430 140 683

T: 02 9709 6111

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

\*Approximate







9758 9688

Sorry  
CLOSED

Business Hours:  
OPEN 7 DAYS  
Dinner 5:00pm - 1:00am

9758 9688

Kanaf  
@whic



The Company  
Address: 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000



94

新永興

MANDI KING  
Arabian Restaurant  
Kuala Lumpur - Johor Bahru - Singapore

Sorry  
CLOSED

Trading Hours  
Open Tuesday - Sunday  
from 10am - 10pm  
Closed Monday

حلال  
HALAL

9758 9688

Business Hours  
OPEN 7 DAYS  
Dinner 5.00pm - 12.00am

9758 9688

# Key Features



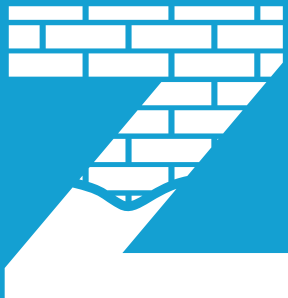
640m<sup>2</sup> total internal  
floorspace over all  
levels



2 On-site  
Car Spaces at  
Rear dock



Potential Total NET income  
of \$214,750.00 PA



Zoning  
B2: Local Centre



Huge exposure and  
passing traffic



Close proximity to  
Lakemba Train Station &  
King Georges Road



SYDNEY CBD

94 HALDON STREET  
LAKEMBA





# The Asset

## Description



An exceptional opportunity presents itself at 94 Haldon Street, Lakemba, offering a versatile commercial property in a prime location. This fully renovated, full brick building with a metal clip lock roof spans a total of 694.00m<sup>2</sup> across two levels, sitting on a 355m<sup>2</sup> land parcel.

### Property Highlights:

**Dual Income Potential:** Currently generating a rental income of \$58,600 PA + GST, with the restaurant space boasting a potential income of \$156,150 PA, elevating the total potential income to \$214,750 PA.

**Prime Retail/Restaurant Space:** The ground floor offers 347m<sup>2</sup> of prime retail or restaurant space, perfect for investment or owner-occupation.

**Additional Residential Apartments:** Two fully equipped apartments provide added rental income or potential for owner accommodation.

**Unbeatable Location:** Situated in the heart of the Haldon Street retail precinct, this property is surrounded by high-foot-traffic businesses and is directly adjacent to a massive Council car park.

**Convenient Access:** Featuring two street frontages, the property offers rear lane access for loading and unloading, enhancing operational efficiency

### Investment Features:

**Stable Income Stream:** The current lease arrangement offers reliable rental income, with potential for significant growth through the retail/restaurant space

**Fully Renovated:** The building's recent renovations ensure minimal immediate capital outlay, making it a ready-to-go investment or business location

## Outgoings

Council Rates*	To Be Confirmed
Water Rates*	To Be Confirmed
Insurance	To Be Confirmed
Land Tax	\$8,500.00 on single holding based on Gross land value of \$1,600,000
<b>TOTAL*</b>	To Be Confirmed

## Tenancy Schedule

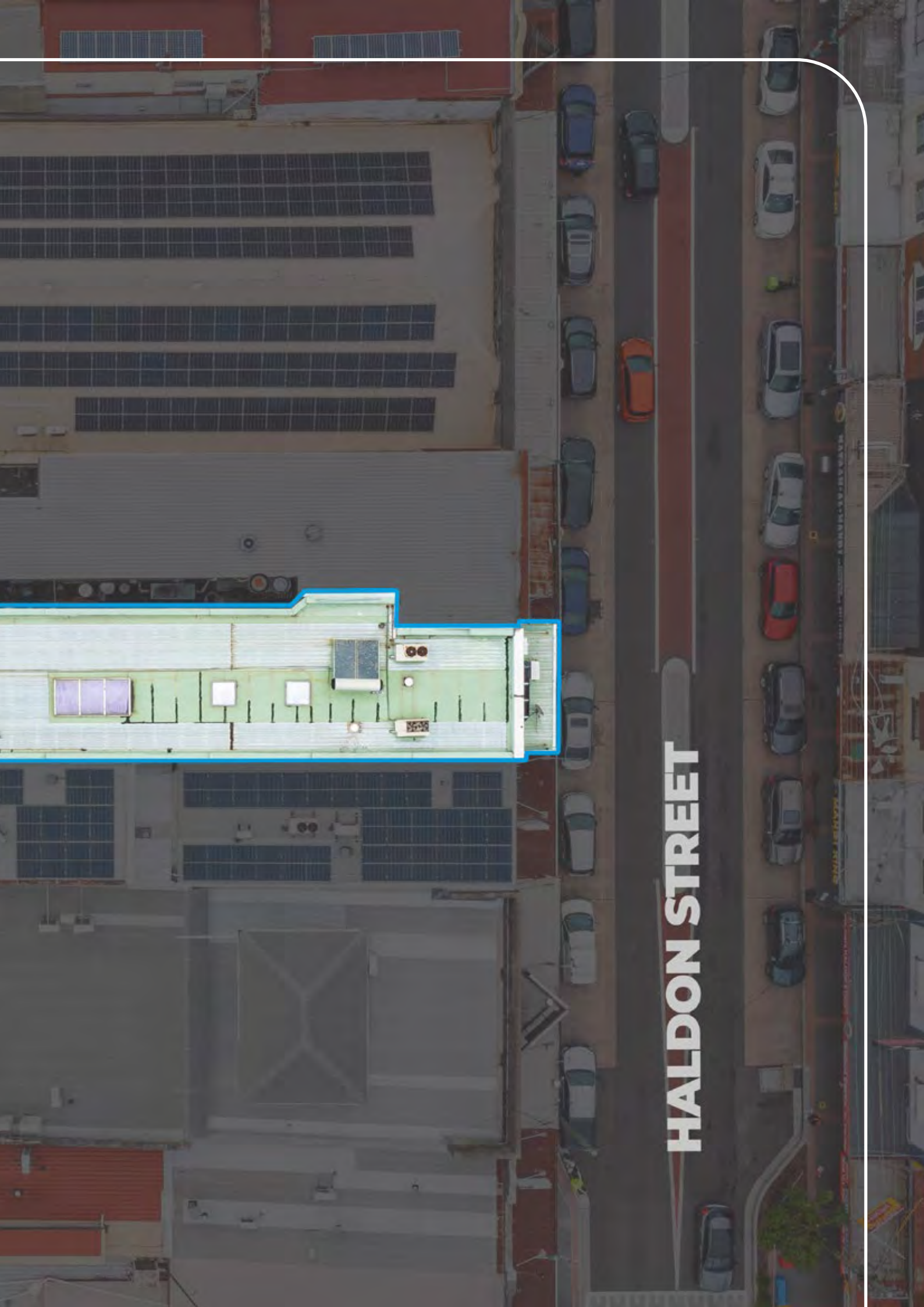
Tenant	Mr Fazley	Mr Sahed
Annual Rental	\$39,000.00	\$19,766.00
Outgoings Recoverable	N/A	N/A
Term	Six (6) Months	One (1) Year
Expiry	08/01/2025	11/03/2025
Option	N/A	N/A
Increases	N/A	N/A
Bond	\$3,000.00	\$1,520.00



# ONEATA LANE







**HALDON STREET**



# Location

**Lakemba** is a vibrant suburb located in the Canterbury-Bankstown region of Sydney, New South Wales. Situated approximately 16 kilometers southwest of Sydney's Central Business District (CBD), Lakemba offers a blend of cultural diversity, convenient transport options, and residential charm. It is well-known for its multicultural atmosphere, with a strong presence of Lebanese and Middle Eastern communities.

Lakemba is bordered by several other key suburbs including Belmore to the north, Wiley Park to the south, and Punchbowl to the west. The suburb lies within the local government area of the City of Canterbury-Bankstown.

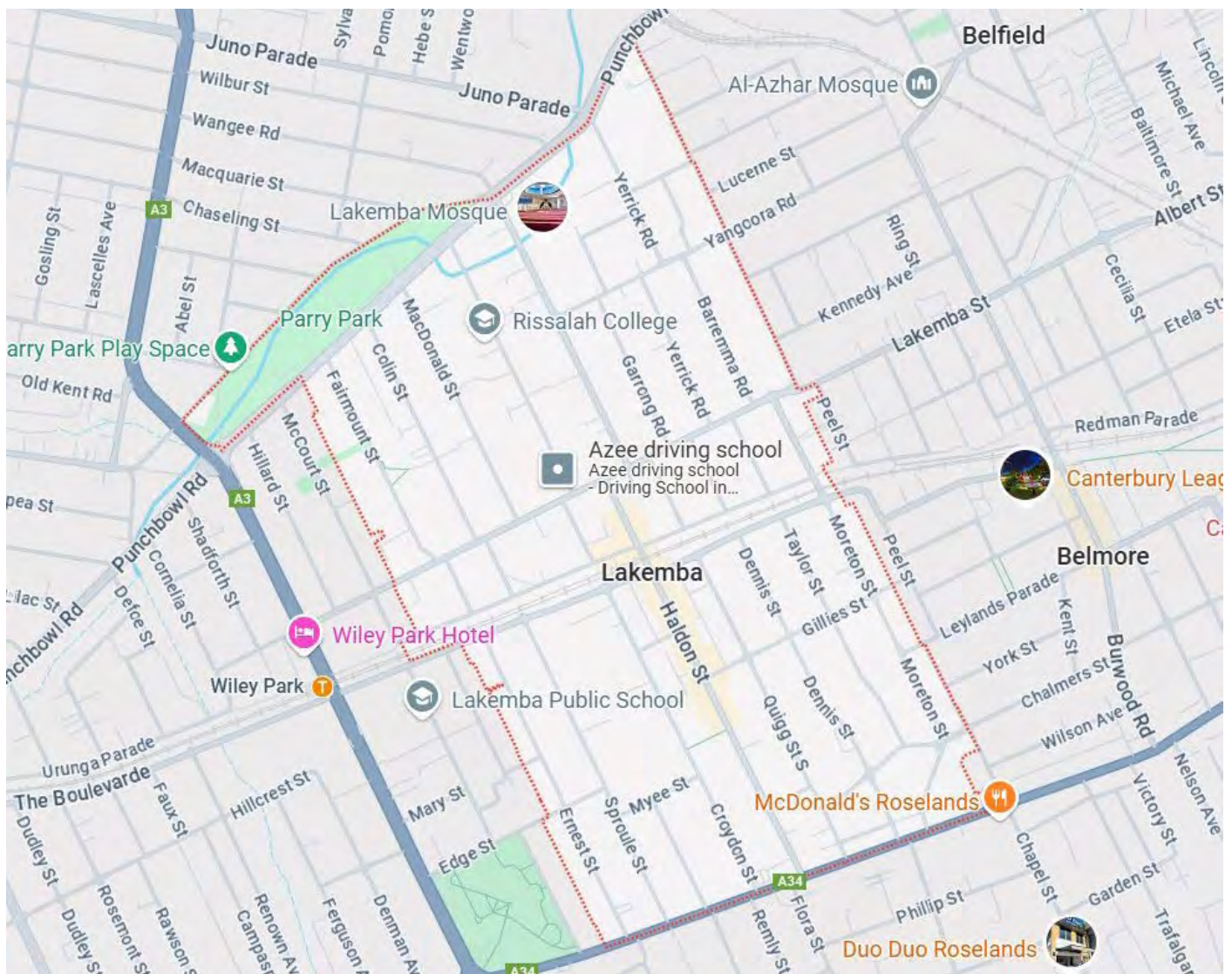
## Transport:

**Train:** Lakemba Railway Station, located on the Bankstown Line, offers easy access to public transportation, with direct train services to central Sydney and other surrounding areas.

**Bus:** Several bus routes service the area, connecting residents to other parts of Sydney, including major shopping centers and transport hubs.

**Road:** The suburb is well connected by major roads, such as the Canterbury Road and the M5 Motorway, providing convenient access to the city and surrounding suburbs.

Lakemba offers a range of local amenities, including shopping centers, parks, healthcare facilities, and sporting clubs. The suburb is also close to larger retail hubs like the Bankstown Central Shopping Centre.





# ROSELANDS SHOPPING CENTRE

94 HALDON STREET  
LAKEMBA













# Planning Details

## B2: Local Centre under Canterbury-Bankstown Local Environmental Plan 2023

### 1 Objectives of zone

- To provide a range of retail, business, entertainment and community uses that serve the needs of people who live in, work in and visit the local area.
- To encourage employment opportunities in accessible locations.
- To maximise public transport patronage and encourage walking and cycling.
- To provide for certain residential uses that are compatible with the mix of uses in local centres.
- To promote a high standard of urban design and local amenity.

### 2 Permitted without consent

Home occupations

### 3 Permitted with consent

Boarding houses; Building identification signs; Business identification signs; Centre-based child care facilities; Commercial premises; Community facilities; Educational establishments; Entertainment facilities; Function centres; Information and education facilities; Local distribution premises; Medical centres; Oyster aquaculture; Passenger transport facilities; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Roads; Service stations; Shop top housing; Tank-based aquaculture; Tourist and visitor accommodation; 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; Eco-tourist facilities; Electricity generating works; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Health services 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; Pond-based aquaculture; 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

## Key Planning Contacts

**COUNCIL:** Canterbury Bankstown City Council

**TELEPHONE:** 02 9707 9000

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

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

**POSTAL ADDRESS:**

PO Box 8  
Bankstown NSW 1885

**STREET ADDRESS:**

66-72 Rickard Road  
Bankstown NSW 2200

## Planning Controls



### Zoning

Zone B2: Local Centre



### Height of Building

18m



### Floor Space Ratio

To Be Confirmed











# Sales Information

## Contract for Sale

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

## Open for Inspection

Every Thursday at 1:00pm for a guided viewing of this outstanding property

## Auction

6.00pm on Thursday, 27th February 2025  
In Rooms at Level 3, 56 Kitchener Parade, Bankstown

## Contact

**Ben Panayotopoulos**  
Senior Sales & Leasing Executive  
M: 0430 140 683  
T: 02 9709 6111  
E: [benp@commercial.net.au](mailto:benp@commercial.net.au)









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