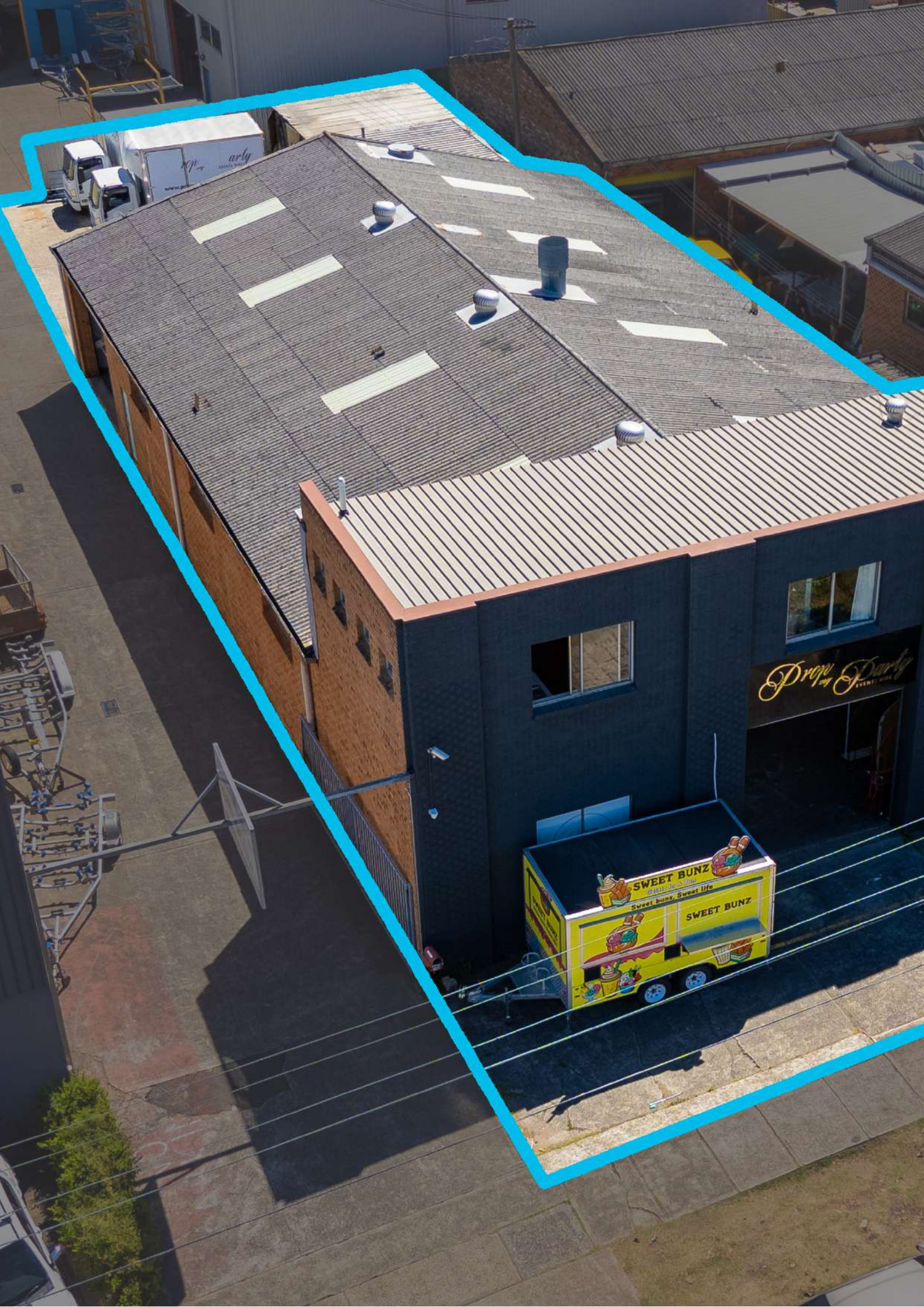




14 Barry Avenue **MORTDALE**

INFORMATION MEMORANDUM | AUCTION







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Executive Summary

Address	14 Barry Avenue, Mortdale NSW 2223
Legal Description	Lot:B DP:398371
Property Type	Industrial Building & Land
Office Area:	88m ² (approx)
Warehouse Area:	542m ² (approx)
Total Area:	630m ² (approx)
Parking*	On-Site Car Spaces
LGA	Canterbury Bankstown City Council
Zoning	E4 - General Industrial - Georges River Local Environmental Plan 2021 State Environmental Planning Policy Amendment (Land Use Zones) 2023
Floor to Space Ratio	1:1
Height of Building	12m
Occupancy	Short Term Tenant
Open for Inspection	Tuesdays 1:00pm- 1:30pm & Thursdays 11-11:30am Until the Auction.
Auction	When: 27th November 2025 Time: 6:00pm Where: Level 3/56 Kitchener Parade, Bankstow
Selling Agents	Chris Wade Sales Director M: 0412 366 269 T: 02 9709 6111 E: chrisw@commercial.net.au
	Mitchell Owen Sales & Leasing Manager M: 0401 451 889 T: 02 9709 6111 E: mitchello@commercial.net.au
	Ryan McMahon Sales & Leasing Director 0429 228 460 ryanm@commercial.net.au

*Approximate







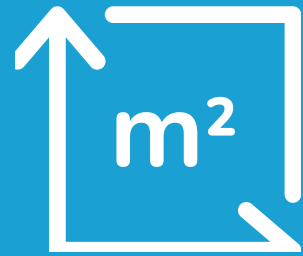
Key Features



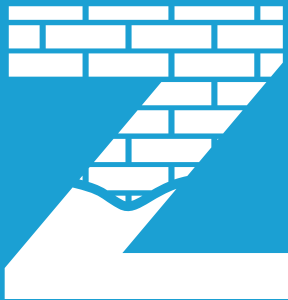
630m² total Building Area



On-site
Car Parking



885m² of Total Land Size



Zoning is E4 General
Industrial



Great Business Position



Close proximity to Mortdale
Retail Strip and Train Station



Prop my Party
EVENTS HIRE









14

Description





Prime South Sydney Location


Located in the sought-after Mortdale industrial precinct, this freestanding warehouse & office facility offers excellent functionality, great access, and versatile use options. The site benefits from proximity to King Georges Road, M5 Motorway, and Sydney's major arterial routes, providing seamless connectivity for distribution and trade businesses.

Property Features

-  Total building area: 630m² (approx.)
-  Land area: 885m² (approx.)
-  Two roller doors providing excellent front and rear access
-  Rear yard area ideal for additional storage, parking, or container loading
-  Ample natural light throughout warehouse and office
-  Large 3-phase power capacity

Highlights:

-  Standalone building with great access
-  Drive-through capability from front to rear
-  Rear yard for added flexibility
-  Well-connected location close to major road networks

 An excellent leasing opportunity for buyers seeking a quality freestanding industrial property in a tightly held South Sydney location.

Outgoings

Council Rates*	\$4,696.00 per annum *approx
Water Rates*	\$756.00 per annum *approx
Land Tax*	\$16,000.00 per annum *approx
Building Insurance*	\$7,500.00 per annum *approx
TOTAL*	\$28,952.00 per annum *approx figure only

SYDNEY CBD

SYDNEY

14 BAR
MO



HURSTVILLE CBD

AIRPORT

PORT BOTANY

RY AVENUE
ORTDALE



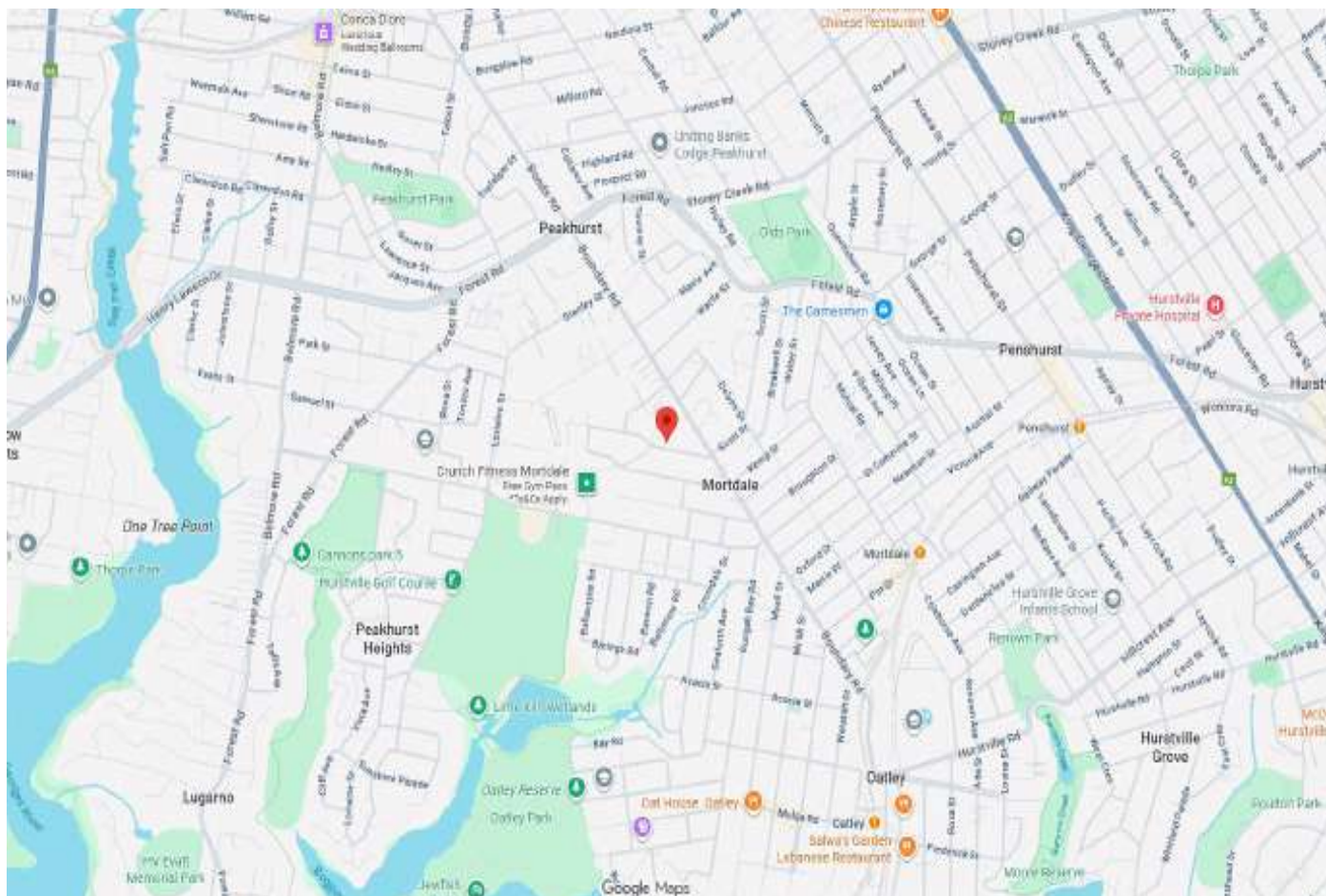
Location

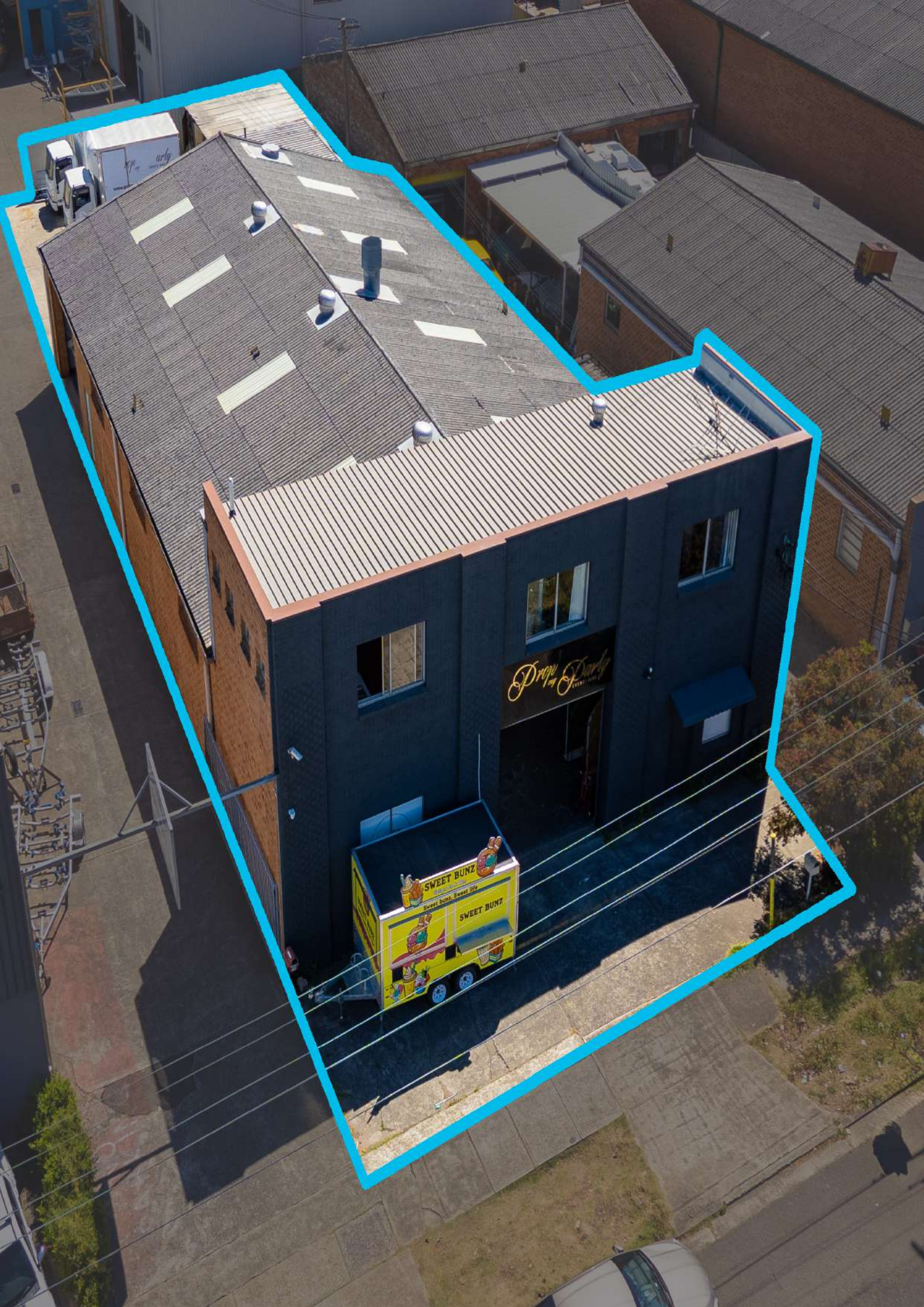
Mortdale is a well-established and thriving suburb in southern Sydney, situated around 20 kilometres from the Sydney CBD. Part of the popular St George region and governed by the Georges River Council, Mortdale offers a convenient lifestyle in a family-friendly setting. The suburb extends south to Lime Kiln Bay along the Georges River, with Mortdale Heights occupying the elevated western pocket of the area.

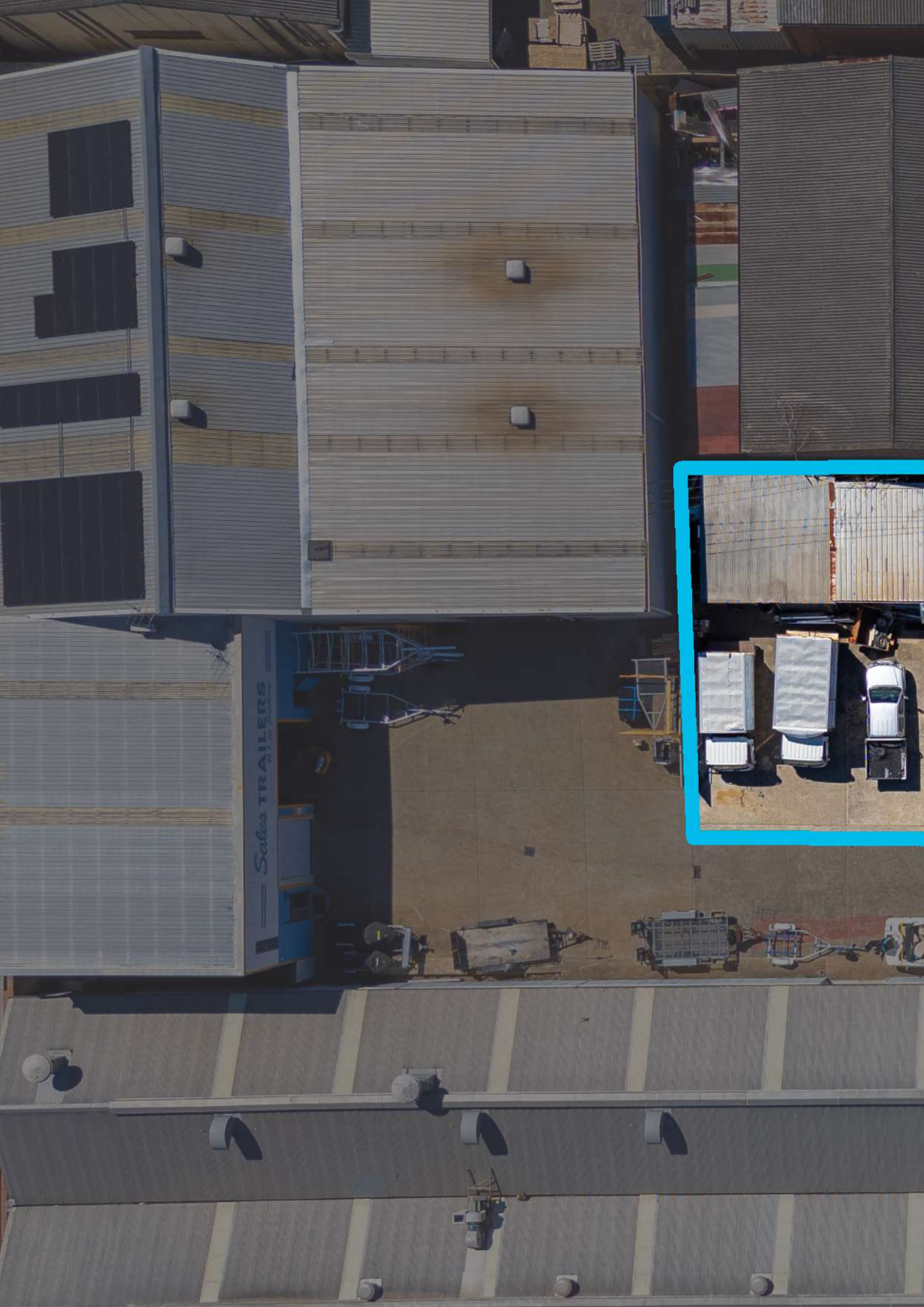
Mortdale is predominantly residential, featuring a mix of traditional family homes and modern residences. The suburb also includes a small but active commercial and light industrial precinct in the north-west corner. The lively village centre, centred around Morts Road and Pitt Street near Mortdale railway station, provides a great selection of local shops, cafés, and essential services. Additional commercial and industrial activity can be found along Boundary Road.

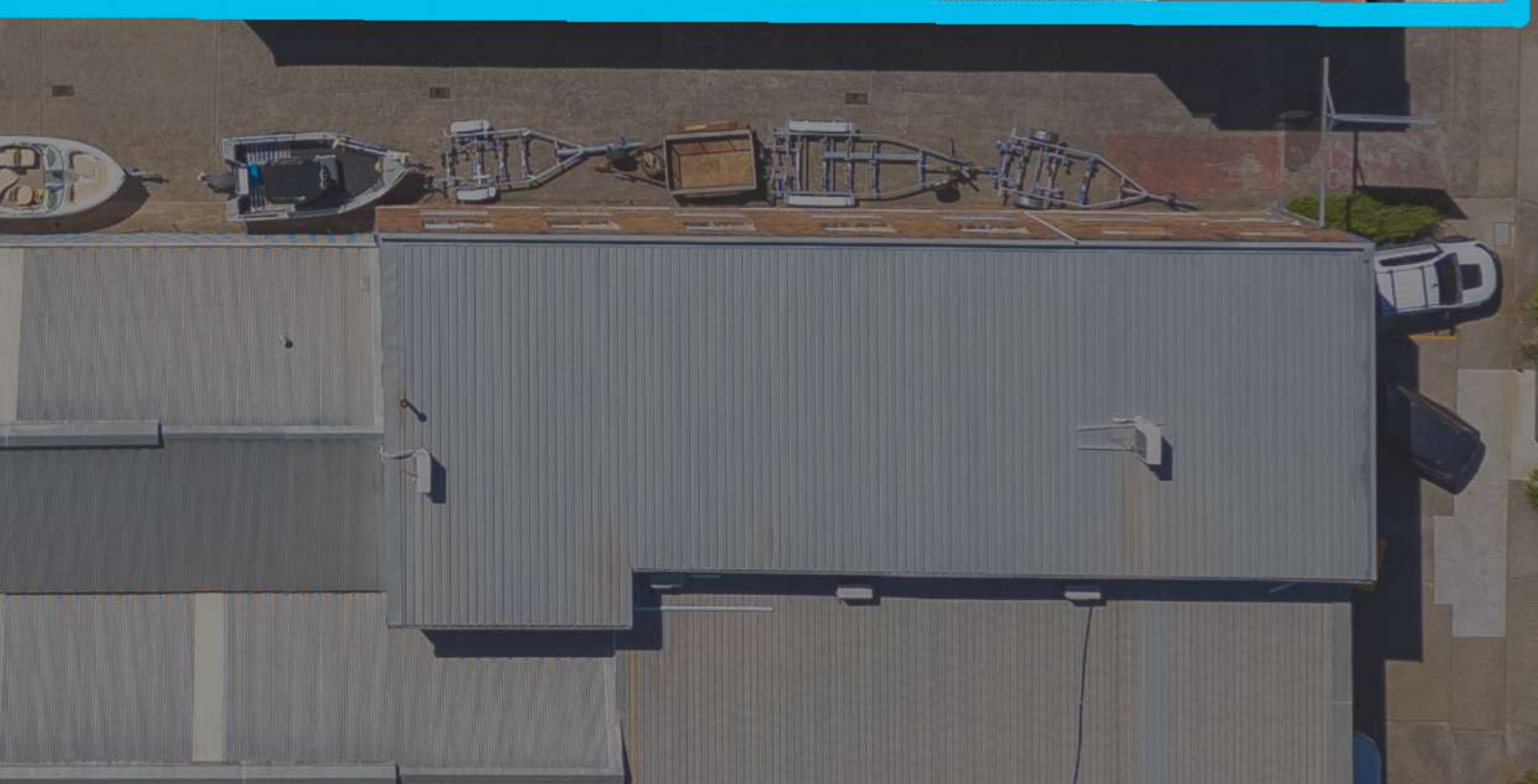
Adding to its character, several local streets are named after some of Sydney's most iconic city thoroughfares—such as George Street, Martin Place, Pitt Street, Macquarie Place and Oxford Street—making Mortdale a suburb with a distinct and memorable identity.

Mortdale enjoys excellent public transport connections. The suburb's railway station sits on the T4 Illawarra Line of the Sydney Trains network, offering a direct and efficient 30-minute (approximate) commute to the Sydney CBD. The T4 line operates independently from other major train lines, often ensuring a smoother travel experience. Bus routes operated by U-Go Mobility, including the 944, 945 and 955, service the area throughout the week with limited week-end services.









Planning Details

E4 - General Industrial - Georges River Local Environmental Plan 2021 State Environmental Planning Policy Amendment (Land Use Zones) 2023

1 Objectives of zone

- To provide a range of industrial, warehouse, logistics and related land uses.
- To ensure the efficient and viable use of land for industrial uses.
- To minimise any adverse effect of industry on other land uses.
- To encourage employment opportunities.
- To enable limited non-industrial land uses that provide facilities and services to meet the needs of businesses and workers.
- To encourage a range of uses that support the repair, reuse, recycling, remanufacturing and reprocessing of waste.

2 Permitted without consent

Nil

3 Permitted with consent

Agricultural produce industries; Depots; Freight transport facilities; Funeral homes; Garden centres; General industries; Goods repair and reuse premises; Hardware and building supplies; Industrial retail outlets; Industrial training facilities; Light industries; Local distribution premises; Neighbourhood shops; Oyster aquaculture; Take away food and drink premises; Tank-based aquaculture; 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; Business premises; Camping grounds; Caravan parks; Cellar door premises; Cemeteries; Charter and tourism boating facilities; Community facilities; Correctional centres; Early education and care facilities; Eco-tourist facilities; Educational establishments; Entertainment facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Forestry; Function centres; Health services facilities; Heavy industrial storage establishments; Heavy industries; Helipads; Highway service centres; Home businesses; Home occupations; Home occupations (sex services); Jetties; Marinas; Mooring pens; Moorings; Office premises; Open cut mining; Port facilities; Pubs; Recreation facilities (major); Registered clubs; Residential accommodation; Respite day care centres; Roadside stalls; Rural industries; Shops; Small bars; Specialised retail premises; Tourist and visitor accommodation; Water recreation structures

Key Planning Contacts

COUNCIL: Georges River Council

TELEPHONE: 02 9330 6400

EMAIL: mail@georgesriver.nsw.gov.au

WEBSITE: <https://www.georgesriver.nsw.gov.au/>

POSTAL ADDRESS:

PO BOX 205
Hurstville BC NSW 1481

STREET ADDRESS:

Corner of MacMahon and Dora Streets
Hurstville, NSW 2220

Planning Controls



Zoning

E4 General Industrial



Height of Building

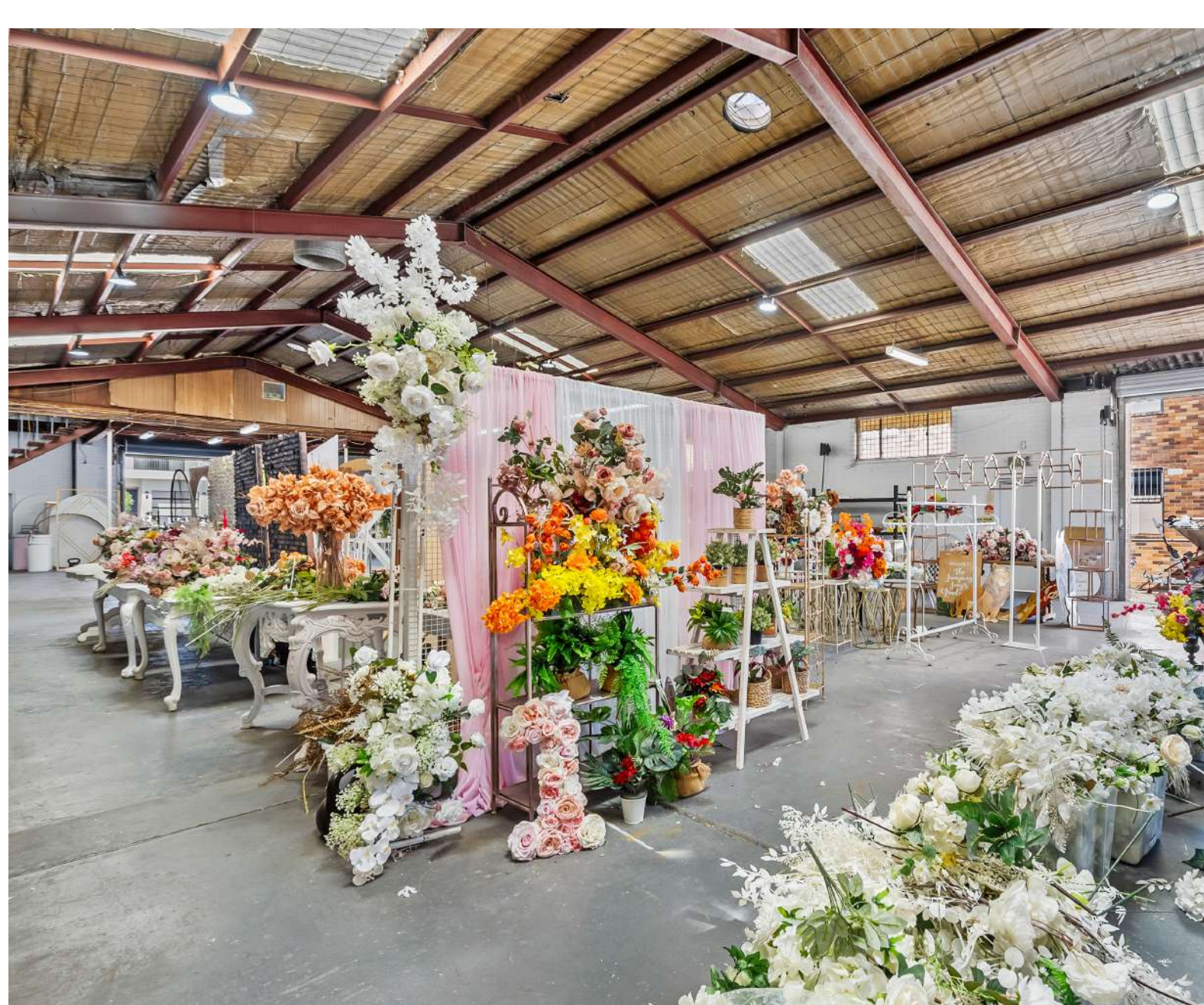
12m



Floor Space Ratio

1:1





Comparable Sales

60 Barry Avenue, Mortdale

SALE PRICE: \$3,500,000.00

SALE DATE: June 2025

LAND AREA: 697m²

BUILDING AREA: 500m²



135 Boundary Road, Peakhurst

SALE PRICE: \$3,500,000.00

SALE DATE: July 2025

LAND AREA: 1,123m²

BUILDING AREA: 916m²



21 Pritchard Place, Peakhurst

SALE PRICE: \$2,300,000

SALE DATE: June 2025

LAND AREA: 802 m²

BUILDING AREA: \$5,424 per m²



82 Roberts Avenue, Mortdale

SALE PRICE: \$3,800,000

SALE DATE: December 2024

LAND AREA: 917 m²

BUILDING AREA: 1,270 m²



Sales Information

Contract for Sale

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

Open for Inspection

Tuesday's 1:00pm-1.30pm

Thursdays 11.00am - 11.30am (up until Auction)

Auction

When: 27th November 2025

Time: 6:00pm

Where: Level 3/56 Kitchener Parade, Bankstown

Contact

Chris Wade

Sales Director

M: 0412 366 269

T: 02 9709 6111

E: chrisw@commercial.net.au

Mitchell Owen

Sales & Leasing Manager

M: 0401 451 889

T: 02 9709 6111

E: mitchello@commercial.net.au

Ryan McMahon

Sales & Leasing Director

0429 228 460

ryanm@commercial.net.au



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