



# 39/65 Marigold Street **REVESBY**

Information Memorandum | For Sale



**25**  
Years







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# Executive Summary

Address	39/65 Marigold Street, Revesby NSW 2212
Legal Description	LOT 39 SP75510
Property Type	Strata Title Industrial Unit
Office Area	49 m²
Warehouse Area	126 m²
Total Building Area*	175 m²
Parking*	2 On-Site Car Spaces
LGA	Canterbury-Bankstown City Council
Zoning	E4: General Industrial under Canterbury-Bankstown Local Environmental Plan 2023
Occupancy	Tenanted
Outgoings*	To Be Confirmed
Open for Inspection	Tuesday & Thursday from 12:00pm – 12:30pm
Auction	6.00pm on Thursday, 31st July 2025 In Rooms at Level 3, 56 Kitchener Parade, Bankstown

Selling Agents	<b>Chris Wade</b> Sales Director M: 0490 083 759 T: 02 9709 6111 E: <a href="mailto:chrisw@commercial.net.au">chrisw@commercial.net.au</a>
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\*Approximate







# Key Features



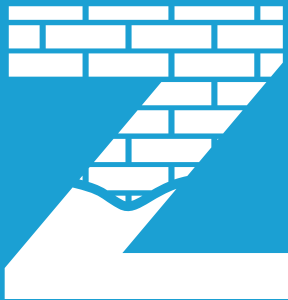
175 m² Total Internal  
Floorspace



2 On-Site  
Car Spaces



Total Gross income of  
\$39,508.55 PA + GST



Zoning is  
E4: General Industrial



Secure Drive Around Complex



Close Proximity to  
M5 Motorway







# The Asset



## Description

YOUR GATEWAY TO PROPERTY OWNERSHIP ⚡

Looking for the perfect first business premises or investment opportunity? This modern 175m<sup>2</sup> property offers everything you need to step into the market with confidence.

## Property Highlights

- ✓ High Clearance Warehouse – Spacious and clear span with a container height roller door for easy access
- ✓ Mezzanine Office Space – 49 m<sup>2</sup> above the 2 carspaces and overlooking the driveway open plan for efficient business operation
- ✓ Secure Complex – Two street entrances and drive-through access ensure seamless logistics and security.
- ✓ Income – Currently tenanted under lease until June 2026
- ✓ Location – 1 minute to Milperra Rd and minutes to the M5 motorway on off ramps heading East and West
- 💰 Don't miss this entry-level bargain—a rare chance to secure a quality commercial space at unbeatable value.

## Outgoings

Council Rates*	\$1,515.91
Water Rates*	\$532.95
Strata Levy*	\$4,785.75
<b>TOTAL*</b>	<b>\$6,834.61</b>

## Tenancy Schedule

Tenant	Got Glass Glazing Pty Ltd
Annual Rental	\$39,508.55 PA Gross
Outgoings Recoverable	Not Applicable - Gross Rent
Term	Three (3) Years
Expiry	30th June 2026
Option	NIL
Increases	CPI
Bond	\$8,910.00

\*Approximate



GB  
INDUSTRIAL  
PARK  
65

- 22
- 23
- 24
- 25 TIMBRA
- 26 ARMAWALL INTERNATIONAL PTY LTD
- 27 EPIC MANAGEMENT SOLUTIONS
- 28 PECARE TRADING CO.
- 29 EXCEL
- 30 COMBINED BUILDING SERVICES
- 31
- 32 home UPHOLSTERY
- 33
- 34
- 35 S.W.T. Sowon Trading
- 36 KOINONIA
- 37 KON CONSTRUCTIONS PTY LTD
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SPC

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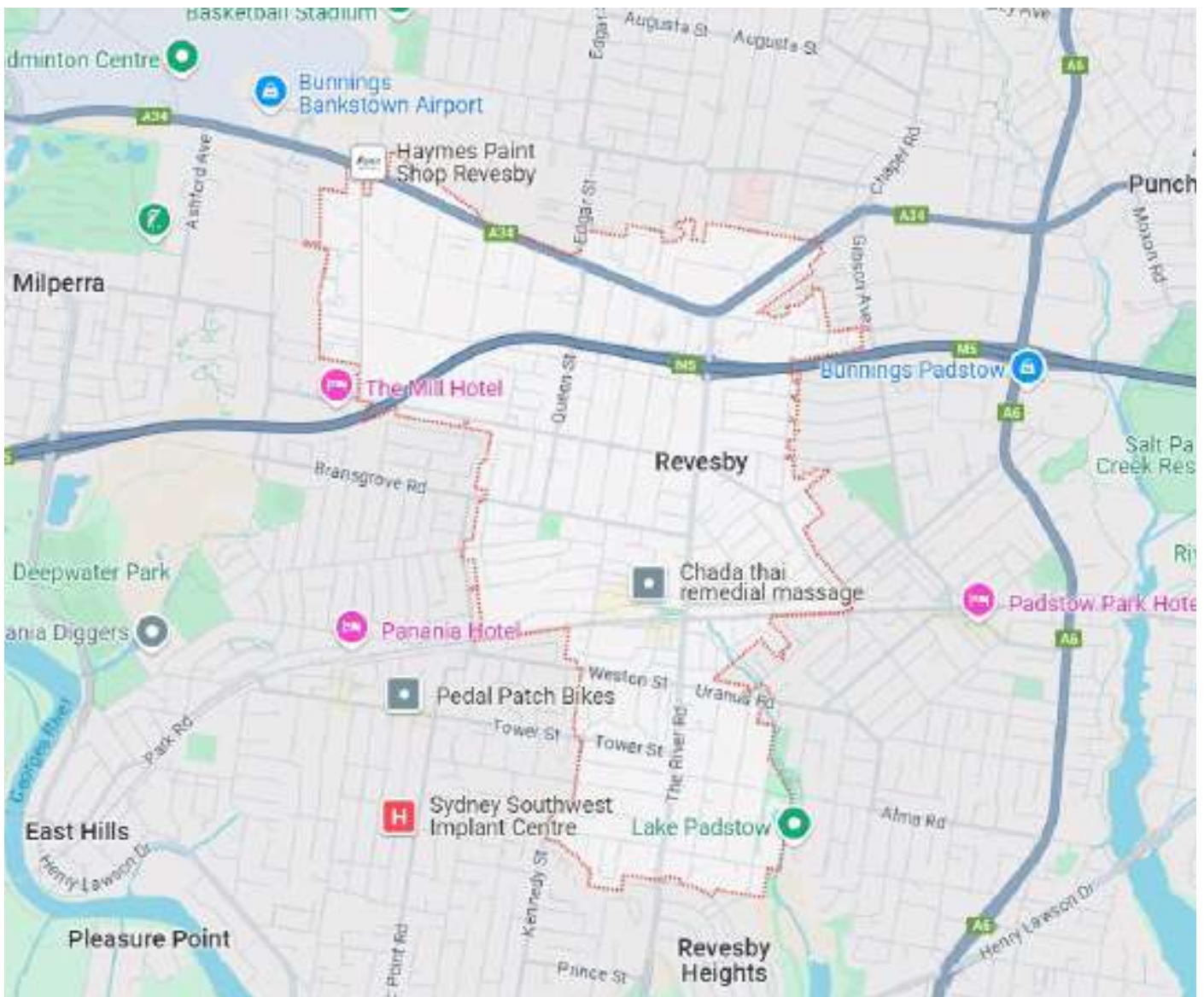


# Location

**Revesby** is a dynamic and well-connected suburb located approximately 22 kilometres southwest of Sydney's CBD, within the City of Canterbury-Bankstown. The suburb offers a balanced blend of residential, commercial, and industrial areas, making it an important hub in Sydney's southwest. Revesby's town centre is anchored by the railway station on the T8 Airport & South Line, providing direct links to the city and surrounding suburbs. This connectivity, combined with the suburb's strong road infrastructure including the nearby M5 Motorway, makes Revesby highly accessible for residents, businesses, and visitors alike.

The commercial heart of Revesby features a mix of supermarkets, specialty shops, cafés, restaurants, and local services that cater to the needs of the growing community. The vibrant atmosphere around Marco Avenue, Selems Parade, and surrounding streets creates a village feel, where locals can shop, dine, and socialise. In recent years, Revesby has seen modern residential and commercial developments emerge, bringing new life to the town centre while retaining its friendly, suburban character.

Revesby is also known for its substantial industrial and logistics sector, with large-scale warehouses, manufacturing facilities, and trade suppliers spread across the suburb. These industrial areas play a key role in supporting Sydney's broader economy, providing employment opportunities and efficient links to major transport corridors for freight and distribution. With its mix of residential appeal, commercial vibrancy, and industrial strength, Revesby continues to grow as a sought-after suburb that offers both lifestyle and business opportunity in Sydney's southwest.















# Planning Details

## E4: General Industrial under Canterbury-Bankstown Local Environmental Plan 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 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; Freight transport facilities; 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; Restaurants or cafes; Take away food and drink premises; Tank-based aquaculture; 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; Animal boarding or training establishments; 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; 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; Port facilities; Public administration buildings; Recreation areas; Recreation facilities (indoor); 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; Veterinary hospitals; 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@cbc.city.nsw.gov.au](mailto:council@cbc.city.nsw.gov.au)

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

**POSTAL ADDRESS:**

PO Box 8  
Bankstown NSW 1885

**STREET ADDRESS:**

66-72 Rickard Road  
Bankstown NSW 2200



## PLANNING CONTROLS



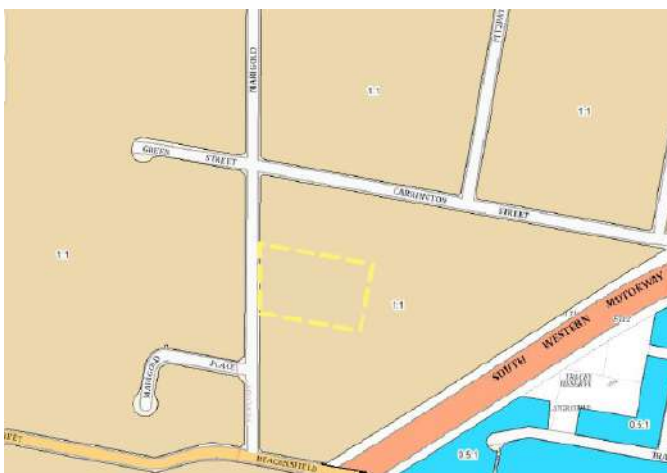
### Zoning

Zone E4: General Industrial



### Height of Building

Not Applicable



### Floor Space Ratio

1:1







# Sales Information

## Contract for Sale

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

## Open for Inspection

Tuesday & Thursday from 12:00pm – 12:30pm

## Auction

6.00pm on Thursday, 31st July 2025  
In Rooms at Level 3, 56 Kitchener Parade, Bankstown

## Contact

**Chris Wade**  
Sales Director  
M: 0490 083 759  
T: 02 9709 6111  
E: [chrisw@commercial.net.au](mailto:chrisw@commercial.net.au)







**Lakemba** | 564m<sup>2</sup> | SOLD  
4 Perth Avenue  
\$1,710,000

**Greenacre** | 16,200m<sup>2</sup> | SOLD  
18 Ford Street  
\$2,000,000 (to auction)

**Riverwood** | 709m<sup>2</sup> | SOLD  
5 Leedham Place  
\$2,415,000 (to auction)

**Roselands** | 1,303m<sup>2</sup> | SOLD  
14-15 Benda Road  
\$2,000,000 (prior to auction)

**Kingsgrove** | 1,150m<sup>2</sup> | SOLD  
87 Glenview Circuit  
\$1,000,000

**Are you looking to sell or auction your property?**  
Call us on 1300 811 821



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25  
Years

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