

Information Memorandum

12/2A Brown Street Ashfield NSW 2131



Commercial Space | 100m Walk to Station

Located within the Phoenix Arcade commercial complex, this versatile space presents an outstanding opportunity for business owners and investors alike. With a warm fitout internal space and the convenience of two designated parking spots, this property is perfectly suited for a variety of professional and commercial uses.

Positioned just 100 metres from Ashfield Station, this prime location offers unparalleled accessibility, ensuring effortless commutes for both staff and clients. The high foot traffic in the area, combined with the established presence of medical and legal services within the complex, creates a dynamic professional environment.

This space is ideal for businesses seeking maximum exposure, convenience, and a professional setting. Whether you're establishing a new venture or expanding your existing operations, this property offers the perfect blend of functionality, location, and long-term investment potential.



Shop Summary

Zoning: E2 (Commercial Centre)
Lot Number: Lot 12
Strata plan: SP91866
Retail Type: Office, Commercial shop
Size on title: 97 sqm

- Floor space 67 sqm
- Car space 30 sqm

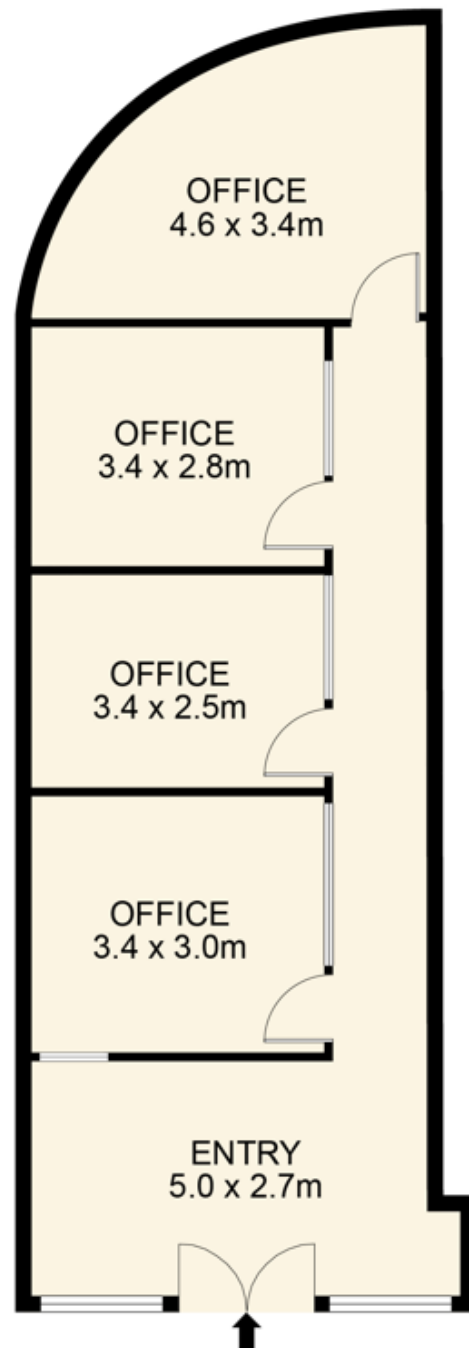
Outgoings:

Strata admin: \$2,381 pq (approx.)
Capital works: \$528 pq (approx.)
Council rates: \$228 pq (approx.)
Water rates: \$180 pq (approx.)





Floor Plan



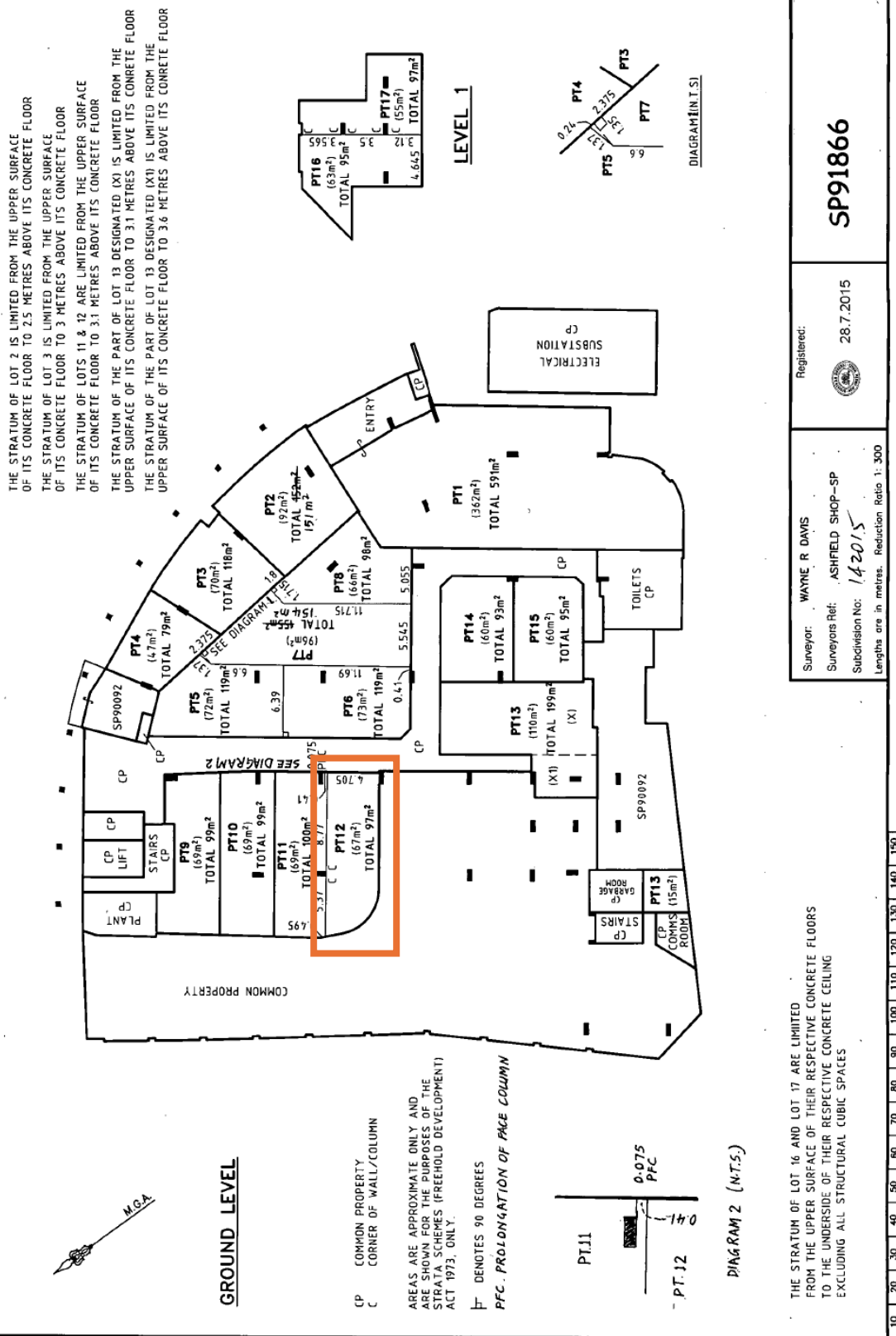
Shop 12, 2A Brown Street, Ashfield

Strata Plan

4
SHEET 3 OF 4 SHEETS

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

STRATA PLAN FORM 2 (A3)



THE STRATUM OF LOT 2 IS LIMITED FROM THE UPPER SURFACE OF ITS CONCRETE FLOOR TO 2.5 METRES ABOVE ITS CONCRETE FLOOR
 THE STRATUM OF LOT 3 IS LIMITED FROM THE UPPER SURFACE OF ITS CONCRETE FLOOR TO 3 METRES ABOVE ITS CONCRETE FLOOR
 THE STRATUM OF LOTS 11 & 12 ARE LIMITED FROM THE UPPER SURFACE OF ITS CONCRETE FLOOR TO 3.1 METRES ABOVE ITS CONCRETE FLOOR
 THE STRATUM OF THE PART OF LOT 13 DESIGNATED (X) IS LIMITED FROM THE UPPER SURFACE OF ITS CONCRETE FLOOR TO 3.1 METRES ABOVE ITS CONCRETE FLOOR
 THE STRATUM OF THE PART OF LOT 13 DESIGNATED (X1) IS LIMITED FROM THE UPPER SURFACE OF ITS CONCRETE FLOOR TO 3.6 METRES ABOVE ITS CONCRETE FLOOR

GROUND LEVEL

- CP COMMON PROPERTY
- C CORNER OF WALL/COLUMN
- AREAS ARE APPROXIMATE ONLY AND ARE SHOWN FOR THE PURPOSES OF THE STRATA SCHEMES (FREEHOLD DEVELOPMENT) ACT 1973, ONLY.
- F DENOTES 90 DEGREES
- PFC - PROLONGATION OF FACE COLUMN

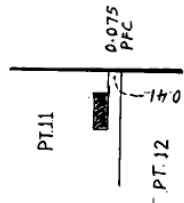
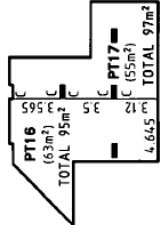


DIAGRAM 2 (N.T.S.)

THE STRATUM OF LOT 16 AND LOT 17 ARE LIMITED FROM THE UPPER SURFACE OF THEIR RESPECTIVE CONCRETE FLOORS TO THE UNDERSIDE OF THEIR RESPECTIVE CONCRETE CEILING EXCLUDING ALL STRUCTURAL CUBIC SPACES



LEVEL 1

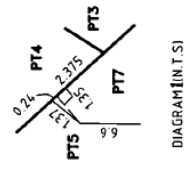


DIAGRAM 1 (I.S.)

Surveyor: WAYNE R DAVIS
 Surveyors Ref: ASHFIELD SHOP-SP
 Subdivision No: 142015
 Registered: 28.7.2015
 Lengths are in metres. Reduction Ratio 1: 300

SP91866

10 20 30 40 50 60 70 80 90 100 110 120 130 140 150

Sales Agent

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DISCLAIMER: Whilst all details have been carefully prepared and are believed to be correct, no warranty can be given either expressly or implied by the vendors or their agents. Potential purchasers should not rely solely on any material provided as a statement or representation of fact but should satisfy themselves as to its correctness by independent investigation as they or their legal and financial advisors see fit. No liability for negligence or otherwise is assumed by Seven Real Estate for the material calculations and information contained in the document.

NOTES



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