



BOMBARDIER
REAL ESTATE

12 STRATA LOTS TO BE SOLD IN ONE LINE

27 DALE STREET, BROOKVALE NSW 2100
STRATA PLAN 33756. LOTS 1-12



INSPECTION BY APPOINTMENT ONLY PLEASE CONTACT:

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Active Property Invest Pty Ltd ABN: 92 646 550 290



EXECUTIVE SUMMARY

A unique opportunity exists to acquire this significant industrial asset, located on a substantial 2,533 sqm (approx.) block in the heart of Brookvale. Boasting long-term tenancies, and situated in a prime, sought-after location, 27 Dale Street represents an attractive proposition for investors and developers (STCA).



PROPERTY OVERVIEW

- **DUAL STREET FRONTAGE – DALE STREET AND OLD PITTSWATER ROAD.**
- **BASEMENT AND ROOF TOP PARKING.**
- **ALL FACTORIES HAVE MEZZANINE LEVEL AND HIGH CLEARANCE ROLLER SHUTTER DOORS.**
- **LETTABLE AREA: 3,727 SQM APPROX. PLUS PARKING.**
- **LAND SIZE: 2,533 SQM APPROX.**
- **ZONING: E4 GENERAL INDUSTRIAL**
- **ANNUAL GROSS RENTAL OF \$930,000 APPROX. PLUS GST.**
- **ANNUAL OUTGOINGS:**
 - **COUNCIL RATES \$19,885.19 PER ANNUM 2025/2026**
 - **SYDNEY WATER \$7,733.52 PER ANNUM APPROX.**
 - **STRATA LEVIES \$135,000.00 PER ANNUM.**

*** AGENTS INTEREST**

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