

21 - 27 MEMORIAL AVENUE LIVERPOOL 2170

FOR SALE
Via Private Treaty



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EXECUTIVE SUMMARY

Address 21-27 Memorial Avenue, Liverpool NSW 2170

Title Details Lot 14 DP 703648

Land Area 589m² approx

Building Area 1,024m² approx

Zoning MU1 : Mixed Use

Location Located on the corner of Memorial Avenue and Northumberland Street at the Southern end of the Liverpool CBD. Adjacent to large council car park offering high level corner exposure

Key Attributes

- Two level Commercial Building
- Predominately leased with only small vacancy
- Majority of building leased to busy fruit shop
 - Rear access via lane way
 - Future development potential
 - Excellent CBD location
- First time offered in over 40 years

Passing Income \$338,124.96 per annum (Gross)

Price \$6,500,000

Method Of Sale Private Treaty

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THE OPPORTUNITY

Elders Commercial and Wetherill Park Industrial as exclusive selling agents are pleased to offer this rare property to the market.

On offer is the opportunity to purchase a freehold property with six tenancies providing excellent rental return. Investment properties like this are rarely offered to the open market and represents an excellent opportunity to purchase a secure investment with future development potential.

DESCRIPTION

A two level commercial building within the core of the Liverpool CBD, built in the 1980's and has undergone various refurbishments in this time.

The ground floor consists of three retail tenancies that all have long term tenants including Memorial Avenue Fruit Market which has been trading at this location for over 40 years and Hafda Butchery that has been trading since 2001. The first floor is divided into three office suites with common area amenities and kitchenette.

The building benefits from being located adjacent to the Liverpool Council Northumberland Street Car Park providing tenants and customers with ample parking and constant foot traffic in the area.

The site is zoned MU1: Mixed Use providing future potential to develop the site into a mixed retail, commercial and residential development.

This property is being offered for the first time in over 40 years.



PROPERTY SUMMARY

Land Area	589m ² approx
Street Frontage	48 metres approx
Building Areas	Shop 1 & 2: 128m ² Shop 3: 58m ² Shop 4: 352m ² Suite 1: 115m ² Suite 2: 94m ² Suite 3: 277m ²
	Total : 1,024m ² approx

Passing Income \$338,124.96 per annum + GST (gross)

Outgoings	Land Tax	\$25,566.65
	Insurance	\$11,808.51
	Council Rates	\$17,875.76
	Water Rates	\$5,756.69
	Cleaning	\$2,184.00
	Total	\$63,191.61



TENANCY SCHEDULE

PROPERTY ADDRESS	TENANT NAME	AREA M²	LEASE COMMENCEMENT DATE	LEASE EXPIRY DATE	ANNUAL RENTAL	NET/GROSS	OPTIONS	Rental Increases	Asking Rent
Shops 1 & 2'	Hafda Butchery Pty Ltd	128	01.01.25	31.12.28	\$61,629.84	Gross	3 Years	3%	
Shop 3	Hina Kanwal Kahn	58	20.6.19	19.6.24	\$30,981.72	Gross	N/A	CPI	
Shop 4	Vincenzo Scarano	352	20.2.21	19.5.26	\$194,528.40	Gross	5 years	4%	
Suite 1	Vacant	115							\$30,000.00
Suite 2	Vacant	94							\$25,000.00
Suite 3	Star Training Academy Pty Ltd	277	1.9.20	31.8.23	\$50,985.00	Gross	N/A		
Total		1024			\$338,124.96				

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LOCATION

Liverpool, located in New South Wales, Australia, is a vibrant and rapidly growing city situated approximately 32 kilometers southwest of Sydney's central business district. It serves as a significant hub in the Greater Western Sydney region, known for its diverse community and expanding infrastructure. The city boasts a blend of historical charm and modern development, with landmarks such as the historic Liverpool Courthouse and the contemporary Liverpool Plaza contributing to its unique character. Its strategic position along major transport routes enhances its connectivity, making it an essential node for both business and residential growth.

In recent years, Liverpool has experienced substantial urban transformation, driven by various development projects aimed at enhancing its appeal as a key urban center. The city's proximity to the Western Sydney Airport, which is set to become a major international gateway, has further fueled its growth and economic prospects. Liverpool's rich cultural diversity is reflected in its vibrant local markets, diverse dining options, and community festivals, creating a dynamic and inclusive atmosphere. As the city continues to evolve, it remains a focal point for regional development, offering both historical depth and forward-looking opportunities for residents and businesses alike.



ZONING DETAILS

Zone MU1 Mixed Use

1 Objectives of zone

- To encourage a diversity of business, retail, office and light industrial land uses that generate employment opportunities.
- To ensure that new development provides diverse and active street frontages to attract pedestrian traffic and to contribute to vibrant, diverse and functional streets and public spaces.
- To minimise conflict between land uses within this zone and land uses within adjoining zones.
- To encourage business, retail, community and other non-residential land uses on the ground floor of buildings.
- To allow for residential and other accommodation in Liverpool city centre, while maintaining active retail, business or other non-residential uses at street level.

2 Permitted without consent

Home-based child care; Home occupations

3 Permitted with consent

Amusement centres; Boarding houses; Car parks; Centre-based child care facilities; Commercial premises; Community facilities; Entertainment facilities; Environmental facilities; Environmental protection works; Flood mitigation works; Function centres; Helipads; Home businesses; Horticulture; Hostels; Information and education facilities; Light industries; Local distribution premises; Medical centres; Multi dwelling housing; Oyster aquaculture; Passenger transport facilities; Places of public worship; Public administration buildings; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Registered clubs; Residential flat buildings; Respite day care centres; Restricted premises; Roads; Service stations; Shop top housing; Signage; Tank-based aquaculture; Tourist and visitor accommodation; Vehicle repair stations; Veterinary hospitals; Water recreation structures

4 Prohibited

Any development not specified in item 2 or 3

DISCLAIMER

The information contained in the submission has been prepared in good faith and with due care by Elders Real Estate Liverpool and Wetherill Park Industrial. The addressee should note, that the calculations contained in the submission are based on information supplied to Elders Real Estate Liverpool & Wetherill Park Industrial. This information has not been verified by Elders Real Estate Liverpool & Wetherill Park Industrial and may carry projections contained in the submission therefore represent estimates only and are based on assumptions which may not be correct. The submission is not a validation.

The addressee ought to satisfy itself as to the correctness of the information by such independent investigations as it or its legal and financial advisers see fit. No liability for negligence or otherwise is assumed by Elders Real Estate Liverpool & Wetherill Park Industrial for the material contained in the report.

This submission is provided to the addressee on a confidential basis and is not to be re-supplied to any other person without the prior written consent of Elders Real Estate Liverpool & Wetherill Park Industrial.

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