

INFORMATION MEMORANDUM

78 Mitchell Road, Alexandria, NSW, 2015



Prepared by
Ray White Erskineville



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INTRODUCTION

Ray White Erskineville are proud to present for Auction 78 Mitchell Road, Alexandria

One of the few remaining original warehouses in this highly successful urban regeneration precinct. This traditional brick warehouse offers an exciting opportunity for creative renovation or redevelopment (STCA) to capitalise on the 378sqm corner site with three street frontages. Zoned R1 General Residential under the City of Sydney LEP (2012), the property is ideally located for quality housing in this vibrant Inner City village with potential for commercial plus residential with high exposure frontage to Mitchell Road. Surrounded by bustling cafes, bars and eateries, it's close to shops, supermarket, parks, buses, popular pubs and the Eveleigh technology precinct and less than 15 minutes walk to rail. Currently leased to an automotive sales and repair business, this traditional warehouse is ready for renewal to reflect the evolving demographic and high residential buyer demand in this ultra central suburb with easy access to universities, tech parks, dining & entertainment districts and just 5km by road or 30 mins by train, bus or Metro to the City.

- Traditional 378sqm brick warehouse with open interior
- Corner site with frontage to Mitchell Road
- Roller door access via Fountain Street & Belmont Lane
- 3 year lease with 3 year option, 4% annual rent increase
- Zoned R1 General residential under City of Sydney LEP
- 1.25:1 Floor Space Ratio, maximum building height 9m
- R1 Zoning permits attached dwellings and flat buildings
- Cooper Estate Conservation Area with local significance
- Opportunity for creative re-use retaining original façade
- Option to redevelop (STCA) for contemporary housing
- Local shops, hostels or childcare permitted with consent
- Convenient to Sydney Uni, easy access to UTS & UNSW
- Mins walk to Redfern, Erskineville & Green Park stations
- Close to Alexandria & Newtown dining & entertainment
- Easy access to M8, M1 & M5, airport and Port Botany

To discuss the property in further detail, please contact the listed agents below:

Shaun Stoker

Director
Ray White
Erskineville
0424 172 217
shaun.stoker@raywhite.com

Timothy Gorrington

Sales Executive
Ray White
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0438 822 281
timothy.gorrington@raywhite.com



EXECUTIVE SUMMARY

Address	78 Mitchell Road, Alexandria
RPD	1, 2/1/DP192032
Property Description	One of the few remaining original warehouses in this highly successful urban regeneration precinct, this traditional brick warehouse offers an exciting opportunity for creative renovation & reuse or residential development (STCA) to capitalise on the 378sqm high profile corner site with three street frontages.
Site Area	378 sqm approx.
Local Government Authority	City of Sydney
Zoning	DP192032 - Zoned R1 General Residential
Status	Subject to existing tenancies
Occupancy	Subject to existing tenancies
Current income	\$120,000 per annum gross (approx.)
Statutory Outgoings	Water \$956 per annum approx Council \$4,926 per annum approx Total = \$5,882.00 pa approx.
Method of Sale	EXPRESSIONS OF INTEREST
Contract of Sale	A contract of Sale is available upon request
Insurance Company	Allianz Insurance Limited - Premium \$7,967.94 pa approx.
Land Tax	\$27,197.00

Prospective purchasers conduct due diligence investigations of the property strictly at their own expense and risk, and the vendor will have no liability in relation to such expenses. Consent by the vendor to the conduct by any potential purchaser of due diligence activities or investigation will not in any circumstance be construed as a representation that the vendor will be exercising, or refraining from exercising its rights to deal with the property, or any representation that the vendor intends to contract with that potential buyer, or at all.

*approx



LOCATION

ALEXANDRIA

Located just 5 kilometres south of Sydney's bustling central business district, Alexandria NSW offers a unique blend of urban vibrancy and industrial charm. Bounded by Botany Road to the east, Gardeners Road to the south, Mitchell Road, and Sydney Park to the west, and Boundary Road to the north, the suburb is a hub of creativity and innovation.

With its mix of converted warehouses, trendy cafes, and modern apartments, Alexandria exudes a dynamic energy that draws in entrepreneurs, artists, and professionals alike. Its rich history is evident in the juxtaposition of historic industrial buildings with sleek contemporary developments. Proximity to major transportation hubs like Central station, coupled with a thriving cultural scene.

Boundary and Locations Indicative Only

*approx



FINANCIAL SUMMARY

Gross Annual Rental income \$120,000 per annum (approx.)

STATUTORY OUTGOINGS

Water \$956.00 per annum (approx.)

Council \$4,926.00 per annum (approx.)

Insurance Company \$7,967.94 per annum (approx.)

Total Outgoings \$13,849.94 per annum (approx.)

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*approx

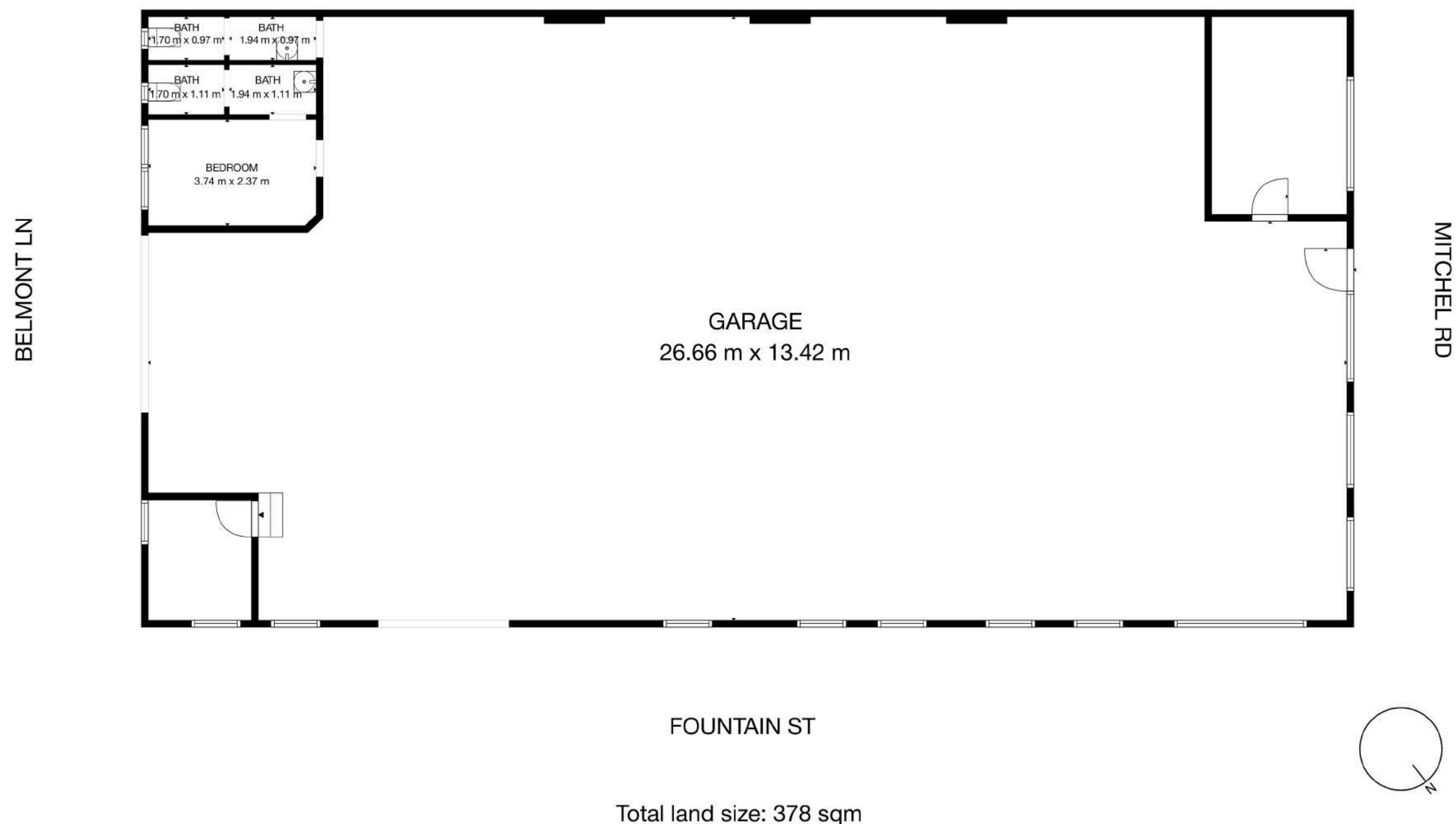
PROPERTY PHOTOS



PROPERTY PHOTOS



FLOOR PLAN



78 Mitchell Road, Alexandria



Scale in metres. Indicative only. Floor plan created by CubiCasa app. Measurements deemed highly reliable but not guaranteed.

PLANNING CONTROLS



City of Sydney
Town Hall House
456 Kent Street
Sydney NSW 2000

+61 2 9265 9333
council@cityofsydney.nsw.gov.au
GPO Box 1591 Sydney NSW 2001
cityofsydney.nsw.gov.au

INFOTRACK PTY LIMITED
GPO BOX 4029
SYDNEY NSW 2001

PLANNING CERTIFICATE

Under Section 10.7 of the Environmental Planning and Assessment Act, 1979

Applicant: INFOTRACK PTY LIMITED
Your reference: 25/41226
Address of property: 78 Mitchell Road , ALEXANDRIA NSW 2015
Owner: Mr Sam Petrou
Description of land: Lot 1 DP 78176
Certificate No.: 2024311419
Certificate Date: 24/02/25
Receipt No: APC-264318
Fee: \$67.00
Paid: 24/02/25

Title information and the description of land are provided from data supplied by the Valuer General and shown where available.

Issuing Officer
per **Monica Barone**
Chief Executive Officer

CERTIFICATE ENQUIRIES:
Ph: 9265 9333

PLANNING CERTIFICATE UNDER SECTION 10.7 (2) OF THE ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

MATTERS AFFECTING THE LAND AS PRESCRIBED BY SCHEDULE 2 - ENVIRONMENTAL PLANNING & ASSESSMENT REGULATION 2021, CLAUSES (1) - (2).

DEVELOPMENT CONTROLS

The following information must be read in conjunction with and subject to all other provisions of the environmental planning instruments specified in this certificate.

ZONING

Zone R1 General Residential (Sydney Local Environmental Plan 2012)

1 Objectives of zone

- To provide for the housing needs of the community.
- To provide for a variety of housing types and densities.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.
- To maintain the existing land use pattern of predominantly residential uses.

2 Permitted without consent

Home occupations

3 Permitted with consent

Attached dwellings; Bed and breakfast accommodation; Boarding houses; Child care centres; Community facilities; Dwelling houses; Food and drink premises; Group homes; Home industries; Horticulture; Hostels; Multi dwelling housing; Neighbourhood shops; Places of public worship; Residential flat buildings; Respite day care centres; Roads; Roadside stalls; Semi-detached dwellings; Seniors housing; Shop top housing; shops; 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 building and repair facilities; Camping grounds; Car parks; Caravan parks; Charter and tourism boating facilities; Commercial premises; Crematoria; Depots; Eco-tourist facilities; Entertainment facilities; Environmental protection works; Exhibition villages; Extractive industries; Farm buildings; Forestry; Freight transport facilities; Function centres; Heavy industrial storage establishments; Helipads; Highway service centres; Industrial retail outlets; Industries; Mooring pens; Moorings; Mortuaries; Passenger transport facilities; Port facilities; Recreation facilities (major); Recreation facilities(outdoor); Registered clubs; Research stations;

SALES PROCESS

Expressions of Interest

CONTRACT OF SALE

The contract of sale is available upon request. To obtain a copy, please contact the selling agents.

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NOTES



NOTES



Contact Agents

RayWhite.

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