

Trading Company 整興實蛋公司  
Wholesaler 精蛋打裝飲蛋  
IND SHOWER SCREENS & BATH DRONES

# 97 YERRICK ROAD LAKEMBA

Information Memorandum | Auction



**COMMERCIAL**  
Property Group



**Site Structure Plan**  
711 THE HORSLEY DRIVE SMITHFIELD

024  
nes.com.au





# CONTENTS

Offering | 05

Property Summary | 06

Outgoings & Tenancy | 08

Location | 10

Comparables | 12

Planning Details | 14

Contact Details | 16



www.gmgrp.com.au  
99-101  
GMGP  
PREMIUM MEAT & MEAT WHOLESALER

MK Trading Company  
Groceries Wholesaler  
E: mktrading@mkpcom.au WeChat ID: MKTrading

99-101

97

\*Approximate

# OFFERING

## Address

97 Yerrick Road, Lakemba NSW 2195

## Title Details

Lot 5 DP6726

## Property Type

Commercial: Industrial Building

## Total Building Area\*

470 m<sup>2</sup>

## Total Land Area\*

720 m<sup>2</sup>

## Parking

On Site Car Spaces

## Auction

30th April 2026

Level 3/56 Kitchener Parade

Bankstown NSW 2200 at 6:00 pm

## Inspections

By Appointment with Agents

## Selling Agents

**Ben Panayotopoulos**

Senior Sales & Leasing Associate

M: 0430 140 683

T: 1300 811 881

E: [benp@commercial.net.au](mailto:benp@commercial.net.au)



# PROPERTY SUMMARY

**97 Yerrick Road** is an opportunity for an astute investor, owner occupier or developer to acquire a sought-after freestanding building in Lakemba's most desirable location.

The site benefits from an enviable 15m<sup>2</sup> frontage to busy Yerrick Road, allowing for enormous exposure for your business.

## Key features include:

- ✓ Land Size: 720m<sup>2</sup>\*
- ✓ Building Area: 470m<sup>2</sup>\*
- ✓ Secure yard
- ✓ Solid brick building.
- ✓ Easy truck access
- ✓ Container friendly
- ✓ Bathroom & kitchen amenities
- ✓ Ample onsite parking
- ✓ IN2 Light Industrial zoning

97 Yerrick Road is strategically located within the sought-after Lakemba's industrial precinct, allowing quick and easy access to arterials and major infrastructure including M4 & M5 Motorway, King Georges Road, and minutes from transport and Lakemba's retail amenities.

**470 m<sup>2</sup>**  
Total Building Area

**720 m<sup>2</sup>**  
Total Land Area

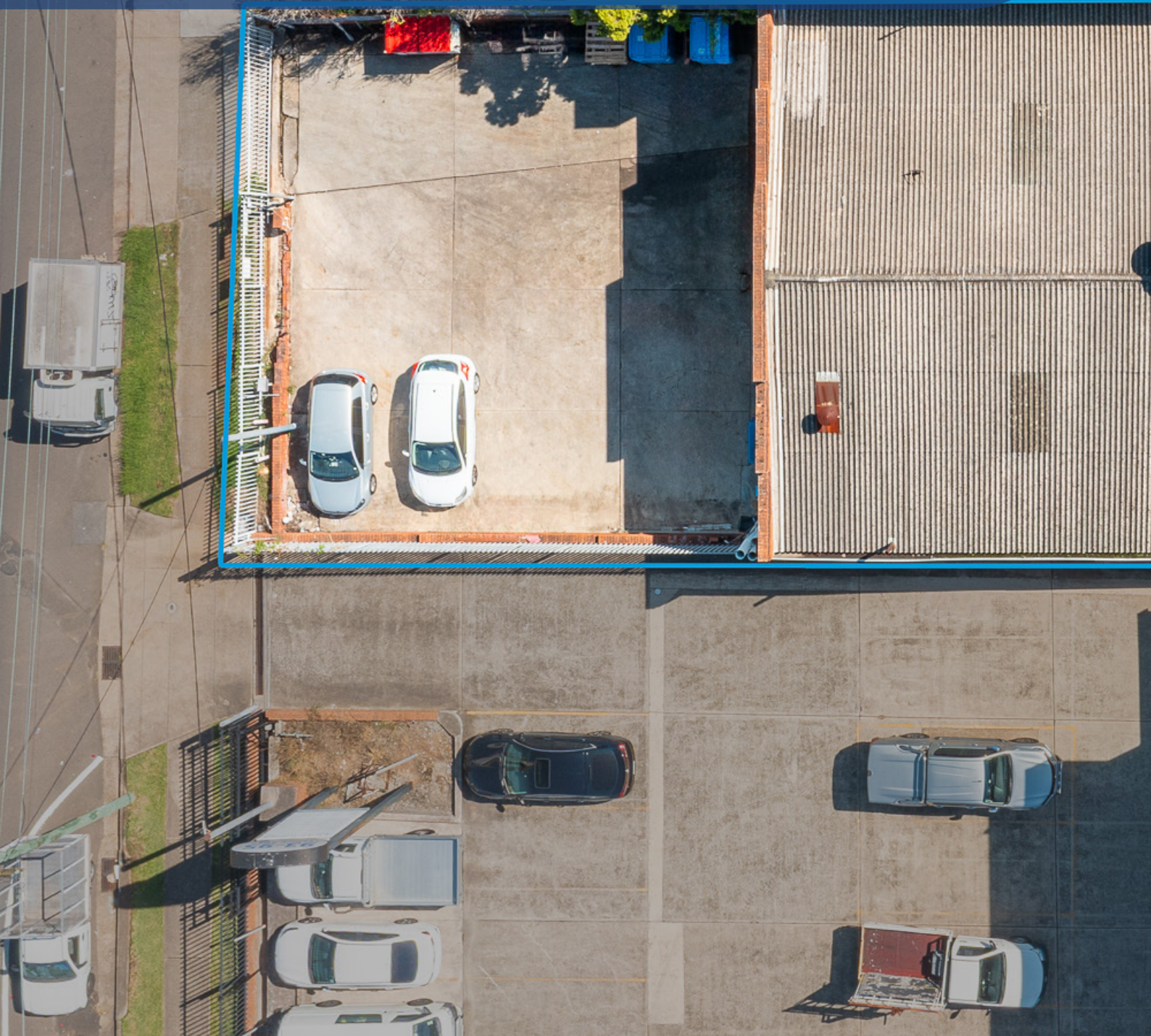
**E4**  
General Industrial Zoning

**Solid**  
Brick Building

**5-6**  
Parking Spaces

# OUTGOINGS

To Be Advised



# TENANCY

<b>Tenant</b>	Ocean Master Wholesale Pty Ltd
<b>Commencement Date</b>	18 April 2025
<b>Lease Expiry</b>	17 April 2028
<b>Bond</b>	\$19,800 + GST
<b>Rent</b>	\$118,800.00 + GST
<b>Outgoings Payable</b>	100% payable by the Tenants
<b>Permitted Use</b>	Seafood Wholesale Depot



# LOCATION

**Lakemba, NSW 2195**, is a vibrant and commercially rich suburb about 12 kilometres south-west of Sydney's CBD, located within the City of Canterbury-Bankstown. Known for its cultural diversity and busy high-street atmosphere, Lakemba offers a mix of retail, service-based commerce, and light industrial opportunities, making it a dynamic base for businesses seeking both exposure and accessibility.

The retail core surrounds the railway station and runs along Haldon Street and Canterbury Road, where supermarkets, cafés, halal-friendly dining, multicultural grocers, and a variety of specialist service providers thrive. This area attracts steady pedestrian traffic from commuters and local residents alike, enhancing its appeal to retailers and hospitality operators looking for a lively and active storefront location.

Beyond the retail strip, Lakemba features pockets of commercial and light industrial property that cater to trade-based and logistics operators. Streets and precincts near Canterbury Road and Roberts Road host warehouses, workshops, showrooms, and distribution units, many of which provide container height access, generous yard space, and functional layouts—well suited to manufacturing, automotive, and wholesale sectors.

Transport connectivity is a key strength. Lakemba railway station plays a central role in the suburb's accessibility, while major arterials including Canterbury Road, the Hume Highway and nearby motorway links facilitate efficient movement for staff, customers and deliveries. This ease of access helps support a wide range of business activities, from retail and services to logistics.

With its lively commercial strip, strong multicultural catchment, functional industrial zones and solid transport infrastructure, Lakemba stands out as a commercially diverse suburb—offering serious location potential for retailers, service providers, and occupiers seeking a lively, well-connected presence in Sydney's inner-south-west.



97 YERR  
LAN

LOGISTICS CENTRE

PUNCHBOWL ROAD

YERRICK ROAD  
LAKEMBA



# COMPARABLE SALES

7 Hugh Street, Belmore NSW 2192

SALE PRICE: \$1,850,000.00

SALE DATE: November 2023

LAND AREA: 420m<sup>2</sup>

BUILDING AREA: 375 m<sup>2</sup>

RATE ON LAND: \$4,405 per m<sup>2</sup>

COMMENTS: Smaller property, higher rate



9 Hugh Street, Belmore NSW 2192

SALE PRICE: \$2,585,000.00

SALE DATE: February 2024

LAND AREA: 528m<sup>2</sup>

BUILDING AREA: 400 m<sup>2</sup>

RATE ON LAND: \$4,896 per m<sup>2</sup>

COMMENTS: Good comparable



39 Hugh Street, Belmore NSW 2192

SALE PRICE: \$2,320,000.00

SALE DATE: December 2023

LAND AREA: 650m<sup>2</sup>

BUILDING AREA: 120m<sup>2</sup>

RATE ON LAND: \$3,569 per m<sup>2</sup>

COMMENTS: Land value only, awning no warehouse



43 Hugh Street, Belmore NSW 2192

SALE PRICE: \$2,660,000.00

SALE DATE: August 2023

LAND AREA: 650m<sup>2</sup>

BUILDING AREA: 391m<sup>2</sup>

RATE ON LAND: \$4,092 per m<sup>2</sup>

COMMENTS: Good comparable



# COMPARABLE SALES



**41 Hugh Street, Belmore NSW 2192**

**SALE PRICE: \$2,950,000.00**

**SALE DATE: November 2023**

**LAND AREA: 650m<sup>2</sup>**

**BUILDING AREA: 400 m<sup>2</sup>**

**RATE ON LAND: \$4,538 per m<sup>2</sup>**



**30 James Street, Lidcombe, NSW 2141**

**SALE PRICE: \$4,000,000.00**

**SALE DATE: March 2026**

**LAND AREA: 715m<sup>2</sup>**

**BUILDING AREA: 580m<sup>2</sup>**

**RATE ON LAND: \$5,594 per m<sup>2</sup>**



**1 Cosgrove Road, Strathfield South**

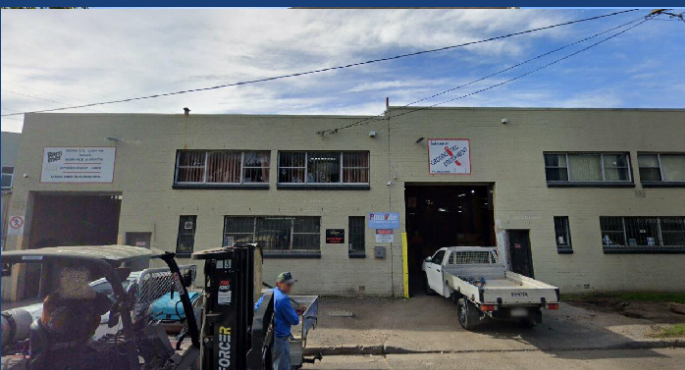
**SALE PRICE: \$3,450,000.00 + GST**

**SALE DATE: July 2024**

**LAND AREA: 536m<sup>2</sup>**

**BUILDING AREA: 646m<sup>2</sup>**

**RATE ON LAND: \$7,080 per m<sup>2</sup> + GST**



**12 Madeline Street, Strathfield South**

**SALE PRICE: \$3,400,000.00**

**SALE DATE: October 2024**

**LAND AREA: 841m<sup>2</sup>**

**BUILDING AREA: Not Available**

**RATE ON LAND: \$4,092 per m<sup>2</sup>**

**COMMENTS: Good comparable, on bigger land**

# PLANNING DETAILS

## E4 : General Industrial under Georges River Local Environmental Plan 2021 State Environmental Planning Policy Amendment (Land Use Zones) 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 encourage a range of uses that support the repair, reuse, recycling, remanufacturing and reprocessing of waste.

### 2 Permitted without consent

Nil

### 3 Permitted with consent

Agricultural produce industries; Depots; Freight transport facilities; Funeral homes; 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; Take away food and drink premises; Tank-based aquaculture; Warehouse or distribution centres; Any other development not specified in item 2 or 4

### 4 Prohibited

Agriculture; Air transport facilities; Airstrips; Amusement centres; Boat launching ramps; Boat sheds; Business premises; Camping grounds; Caravan parks; Cellar door premises; Cemeteries; Charter and tourism boating facilities; Community facilities; Correctional centres; 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; Heavy industries; Helipads; Highway service centres; Home businesses; Home occupations; Home occupations (sex services); Jetties; Marinas; Mooring pens; Moorings; Office premises; Open cut mining; Port facilities; Pubs; Recreation facilities (major); Registered clubs; Residential accommodation; Respite day care centres; Roadside stalls; Rural industries; Shops; Small bars; Specialised retail premises; Tourist and visitor accommodation; Water recreation structures



**Zoning**  
**E4: General Industrial**



**Building Height Limit**  
**12 m**



**Floor Space Ratio**  
**1:1**

# CONTACT INFORMATION



## Contract for Sale

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

## Open for Inspection

1:00pm - 1:30pm Thursdays  
Or Via Private Appointment with Agent

## Auction

30th April 2026  
Level 3/56 Kitchener Parade  
Bankstown NSW 2200 at 6:00 pm

## Contact

**Ben Panayotopoulos**  
Senior Sales & Leasing Associate  
M: 0430 140 683  
T: 1300 811 881  
E: [benp@commercial.net.au](mailto:benp@commercial.net.au)

## Disclaimer

This document has been prepared by Commercial Property Group for its client or potential client. It is provided on a confidential basis and is not to be distributed or reproduced in whole or in part without the prior written consent of Commercial Property Group. The information contained in this document is intended as a guide only, does not constitute advice and does not constitute any offer or contract, including for sale or otherwise.

All financial and marketing information, results of enquiries and assumptions and any other matters contained in this document ("information") are based on figures and information provided to Commercial Property Group by third parties and have not been independently verified by Commercial Property Group.

Users should not rely on this information as a statement or representation of fact and must make their own enquiries to verify and satisfy themselves of all aspects of such information, including without limitation, any potential or actual income, rentals, dimensions, areas and permits. If any part of the information is found to be inaccurate or incomplete, this document may not be suitable for its intended use or purpose and in such situation: Commercial Property Group should be notified and given an opportunity to correct any errors.

While the information has been prepared in good faith and with due care, no representations or warranties are made (express or implied) as to the accuracy, currency, completeness, suitability or otherwise of the information. Commercial Property Group, its officers, employees, subcontractors and agents shall not be liable (except to the extent that liability under statute or by operation of law cannot be excluded) to any person for any loss, liability, damage or expense arising directly or indirectly from or connected in any way with any use of or reliance on such information.





**25**  
Years

Level 3, 56 Kitchener Parade  
Bankstown NSW 2200  
P. 02 9709 6111  
W: [www.commercial.net.au](http://www.commercial.net.au)