



**LAKEMBA**  
813-851 Canterbury Road

2200 sqm

40 

## LANDMARK CORNER SITE WITH LIMITLESS OPPORTUNITIES - 4721sqm site area


### For Sale Contact Agent


- Mostly rectangular site with a 125-metre frontage to Canterbury Road
- Business enterprise zoning allows for a multitude of development strategies
- Existing approval for 120 units plus 1,300m<sup>2</sup> of retail/ commercial area (Potential uplift with the new state government strategic planning providing a bonus in FSR and height allowance of 30%).
- Possible future upscale in development controls allowing for higher density
- Neighbours include McDonald's, KFC, 7-Eleven and Supercheap Auto
- In excess of 45,000\* vehicles pass the site daily
- Vendor seeking a definite sale

Property ID	L23025748
Property Type	Land/Development
Building / Floor Area	2200
Car Spaces	40
Land Area	4721.0 sqm

### AGENT

**Nicholas Smith**

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- Existing freestanding improvements include a high-clearance warehouse, showroom and office of approximately 2,200sqm with prime frontage to Canterbury Road
- Located on the cusp of Belmore, Lakemba and Roselands