

# Raine&Horne® Commercial

PUNCHBOWL  
1375 Canterbury Road

560 sqm

15 

HIGH-PROFILE CORNER SITE WITH INCOME, EXPOSURE &  
FUTURE UPSIDE  
5-YEAR LEASE WITH AN OPTION OF 5...

Sold

Position your portfolio in the heart of Sydney's booming South-West with this exceptional opportunity. 1375 Canterbury Road, Punchbowl presents an unparalleled chance to secure a premium corner site with high-profile tenancy, exceptional exposure, and significant future development potential (STCA).

Strategically located on one of Sydney's busiest arterial roads, the site boasts an average daily traffic flow of approximately 52,000 vehicles, surrounded by major national retailers including KFC, McDonald's, Oporto, Harvey Norman, Dulux, Officeworks and Petbarn.


Previously leased to Godfreys with an existing 1,000L grease trap in place – ideal for food or retail use. Zoned for future development potential (STCA) in a rapidly evolving commercial precinct.

Key Highlights:

Property ID	L26998888
Property Type	Industrial/Warehouse
Building / Floor Area	560
Car Spaces	15
Land Area	1211.0 sqm

## AGENT

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- > Generous 1,211m<sup>2</sup> site area\* with dual street frontage
- > Outstanding 73m corner frontage\* offering prime exposure and accessibility

Leased to a quality operator with:

- > Five (5) year lease from 1st September 2022
- > Five (5) year option
- > 3% fixed annual increases
- > Market rent review at option
- > Tenant pays 100% of outgoings

\*All amounts, areas and distances are approximate