

Raine&Horne. Commercial

CARLTON
331-335 Princes Highway

600 sqm

5 

Prime Investment or Development Opportunity with
Holding Income
836m² Site

EOI Closing Monday, 13th April 2026


Presenting a fantastic opportunity to the astute developer or builder looking to secure a development site with holding income. Currently leased through 4 separate tenancies achieving an approximate income of \$145,673.11* Per Annum.

- > E1 Local Centre Residential Zoning
- > Currently collecting \$145,673.11* combined in rent P.A.
- > 4 Separate tenancies, 2 x Commercial, 2 x residential
- > 18.29m Frontage
- > 2.5: FSR and an allowable building height of 21m
- > Potential GFA 2090m²

Property ID	L36388729
Property Type	Land/Development
Building / Floor Area	600
Car Spaces	5
Land Area	836.0 sqm

AGENT

Ben Ayers

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- > Only moments from Aldi Supermarket
- > 14 minute walk to Carlton Train Station
- > Offers immediate access to Sydney CBD, via a choice of transport options
- > Close to a range of popular amenities such as restaurants and bars, arterial roadways and cafés.

*All areas, amounts & distances are approximate.