# Raine&Horne. Commercial







LIVERPOOL 110-112 Moore Street & 64 Bathurst Street

## **Gateway Development Opportunity**

## **Expression of Interest**

• 2,324m<sup>2\*</sup> Corner Site

• Potential for 10:1.1^ FSR

• MU1 Mixed Use Zoning

Colliers & Raine & Horne Commercial proudly presents a Significant Gateway Development Opportunity for sale through an expression of interest: a prime development site situated at the heart of Sydney's thriving third CBD. Positioned at the prominent junction of Bathurst and Moore Streets in Liverpool, this development site, zoned MU1 mixed-use, encompasses three separate lots with a combined area totalling 2,324m<sup>2\*</sup>.

Boasting approximately 32 metres\* of frontage along Moore Street and approximately 73 metres\* along Bathurst Street, this corner location offers unparalleled visibility and access, also benefiting \$392,964 of holding income.

Under the existing Development Control Plan (DCP), there is the possibility of achieving a

Property ID L26808193

Property Type Land/Development

### **AGENT**

#### Vincent Stevens

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maximum Floor Space Ratio (FSR) of 10:1^ in "Area 8" provided that the site area exceeds 1,500 square meters and has two or more street frontages. The site under these guidelines yield approximately 22,000m² of Gross Floor Area (GFA) for a versatile combination of commercial, retail, and re• sidential mixed-use projects. This presents an exceptional opportunity for developers to secure a prime CBD development site in a rapidly expanding region, addressing the pressing need for housing and meeting the growing demand for property supply in Sydney.

110-112 Moore Street & 64 Bathurst Street, Liverpool, is available for sale via expression of interest.

For more information or to book an inspection please contact Raine & Horne Commercial Liverpool on 9600 7666.

\*Approx.

^Subject to council approval.