



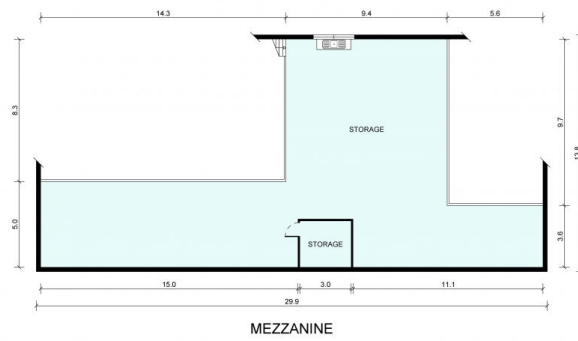
75 Waratah Street KIRRAWEE NSW

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Cooper Wilson Commercial is pleased to exclusively offer for sale via Auction (unless sold prior) this fantastic opportunity located on the corner of Waratah Street and Oak Road right in the heart of Kirrawee. Offering exposure to one of the busiest thoroughfares in the Sutherland Shire. Don't miss this rare opportunity to secure one of the area's most highly sought positions.

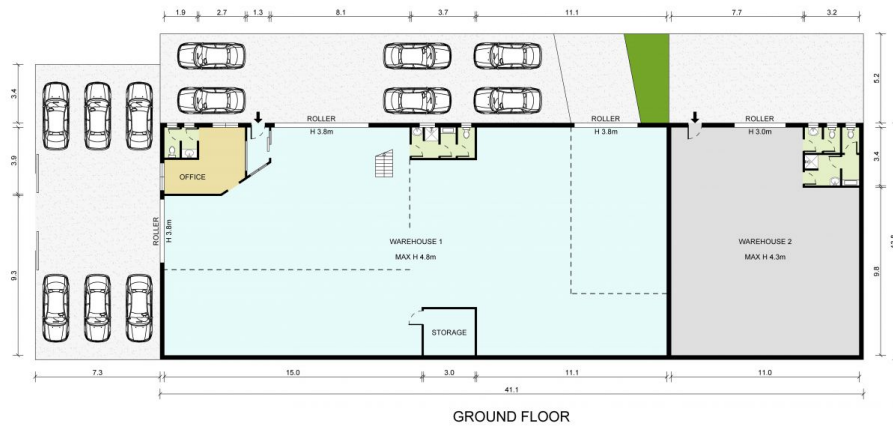
Price	: \$ 3,360,000
Building Size	: 570 sqm
Land Size	: 965 sqm
View	: https://www.cooperwilson.com.au/sale/nsw/sutherland/kirrawee/commercial/industrial/6518448

- * Land area 965m2*
- * Building area ground floor 570m2*
- * Premium corner position with huge exposure & located close to all main roads
- * Street front courtyard perfect for outdoor display.
- * Corner position with large frontage to two streets.
- * Easy access to level concrete yard, ideal for parking & loading.



Information Schedule

GROUND FLOOR	
Warehouse 1	383 m ²
Office	16 m ²
Amenities	13 m ²
Warehouse 2	145 m ²
Amenities	13 m ²
MEZZANINE	
Storage	229 m ²
Total Area	799 m²



Disclaimer: This plan has been prepared for marketing purposes only. Interested parties should undertake their own enquiries as to the accuracy of the information.

Plan Prepared For:

Cooper **Wilson**

MARKETING DRAWING
75 Waratah Street
KIRRAWEE, NSW 2232

Date: 25/06/2021

Rev: 2

Scale: 1:200 at A3



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