

FOR SALE - Hotel + Mixed Use Development



UNIQUE MIXED-USE DEVELOPMENT SITE

VENDOR READY TO MEET THE MARKET AGENT TO SUBMIT ALL OFFERS

This is an ideal DA Approved development site for a hotelier or savvy investor that stacks up.

Located just 1 minute walk from Woodridge Station, Associated Realtors has pleasure in offering for sale by private treaty a double block at 2-2A North Road & 69 Station Road, Woodridge. The subject property is being offered to the market as a DA Approved Hotel & Mixed-Use Re-development Site. The project offers a variety of selling

1,998 m2

Price LOOKING AT ALL
OFFERS

**Property
Type** Commercial

**Property
ID** 65

**Land
Area** 1,998 m2

**Office
Area** 220 m2

Agent Details

Ron Schnakenberg - 0414
592 920

Office Details

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and/or leasing options for the developer of this unique development site.

The DA Approval consists of a Hotel with 10 attached Hotel Units on the Third Floor, 20 individual Residential Units on the First and Second Floors, and commercial and restaurant letting spaces. The layout is the same for the 20 Residential Units on the First Floor and the Second Floor.

The DA Approval also includes a Hotel Function Room and Restaurant of 212m² and a commercial letting space of 638m² spread over the Basement and Ground Floors besides proposed additional areas for a live music venue and street frontage restaurants.

The subject property encompasses approximately 1,998m² of land with an existing commercial property comprised of 9 units that are all leased. Net return on the fully let existing property is approximately \$52,000 per annum providing an attractive holding income.

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Residential Units By Floor

1st Floor Residential Units	3 x 2 Bedroom Plus Study 5 x 1 Bedroom Plus Study 2 x 1 Bedroom units
2nd Floor Residential Units	3 x 2 Bedroom Plus Study 5 x 1 Bedroom Plus Study 2 x 1 Bedroom units
3rd Floor Hotels Units	1 x 2 Bedroom Plus Study 7 x 1 Bedroom Plus Study 2 x 1 Bedroom units
Total	7 x 2 Bedroom Plus Study 17 x 1 Bedroom Plus Study 6 x 1 Bedroom units

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