

GUNNING



18 O'riordan Street Alexandria NSW

On offer is an existing single story freehold showroom/office/service centre building with DA lodged for 8 level, 142 room hotel or GFA of 5,671sqm. Potential to convert DA to develop as retail & commercial building.

The property is situated in the heart of the proposed \$1.7billion Green Square Town Centre, at the northern end of O'Riordan Street, on the Eastern side of the Road, just 120metres to the Green Square Railway Station, which has direct connection to domestic & international airport and the city CBD.

Potential to owner occupy the hotel or hold as a passive investment with a hotel management agreement signed with reputable hotel operator if required.

Key features:

Building Size : 1621 sqm
Land Size : 1621 sqm
View : <https://www.gunningre.com.au/sale/nsw/eastern-suburbs/alexandria/commercial/leisure/5642136>



Daniel Gunning
(02) 9310 9204

NOTES

- BEARINGS & DISTANCES ARE BY SURVEY
- VISUAL SERVICES ONLY HAVE BEEN LOCATED
- IN EXISTENCE OR ANTICIPATED SERVICES HAS NOT BEEN ESTABLISHED IF THESE ARE CRITICAL IT IS ESSENTIAL THE APPLICANT/ADVERTISED BE CONTACTED PRIOR TO DEVELOPMENT WORKS
- BEARINGS RELATE TO THE NORTH
- AS SHOWN ON DP 1674/9
- THE TITLE BLOCK IS AN APPROXIMATE PART OF THIS DRAWING WHICH IS NOT TO BE REMOVED
- VTS AREA 1/2000 CALCULATED FROM TITLE INFORMATION
- THE POSITION OF IMPROVEMENTS IN RELATION TO BEARINGS IS INDICATIVE ONLY
- ROADS & HOV POSITIONS ARE APPROXIMATE ONLY
- TRENCH DEPTH OF CARRIAGEWAY IN BENEFIT SUBJECT LAND
- TRENCH EXISTENT TO DRAIN WATER 0.25 METER BY BENEFIT SUBJECT LAND
- PP POWER POLE
- TE TELECOM POLE
- PP POWER POLE
- PP POWER POLE
- FL FLOOR LEVEL
- TO TOP OF GUTTER
- DOWN GUTTER VENT
- TO TOP OF VALVE
- FL FLOOR LEVEL GARAGE
- FL FLOOR LEVEL BALCONY
- FL FLOOR LEVEL CONCRETE
- WH WATER METER
- 0.25 METER
- SMALL BEST SELL WELL
- PAVED PARKING TIE-IN
- TRAINING LEVEL TOP OF FINISH
- EXIST LEVEL, HEIGHT OF SLOPE

THIS PLAN IS COPYRIGHT PROTECTION WITHOUT WRITTEN CONSENT OF CLIENT'S REPRESENTATIVE

1		
2		
3		
4		
REV	ALTERATIONS	DATE

CLIENT: POWERING

PLAN OF 18 O'RORDBAN STREET
ALEXANDRIA
BENEFIT LOTS 2 & 3 DP 16475

JACKSON SURVEYORS Pty Ltd
ALC# 891 24 436
P.O. BOX 106, CARNERBARR NSW 1495
email: jacksonsurveys@bigpond.com
PHONE: 9525 5501 FAX: 9525 8151
SURVEYOR: DJ
DATE: 24-06-14
DRAIN: SSM 53812 RL 11.255
JOB REFERENCE No: 2446 RATIO: 1:200
COMPUTER REF No: DWG2446 REVISION

