

# GUNNING



## 444-448 West Botany Street Rockdale NSW

### Style:

This property is zoned Light Industrial 4(b), spread over 4 existing lots. The existing buildings can either be owner occupied, tenanted or re-developed (S.T.C.A.)

### 444 West Botany Street (Sandwich Shop)

Erected upon the land is a double fronted brick & tile cottage (circa 1928) with timber floors, rendered internal walls, and plaster ceilings. Currently leased at \$14,534 p.a. gross inclusive GST to Sandwich Shop.

### 446 - 448 West Botany Street

Erected upon the land is a steel framed factory building comprising a brick front, walls of corrugated asbestos cement cladding, roof of corrugated asbestos cement sheeting, supported by tubular steel trusses and having a concrete floor. The windows are timber framed.

**Building Size** : 1748 sqm  
**Land Size** : 1748 sqm  
**View** : <https://www.gunningre.com.au/sale/nsw/st-george/rockdale/commercial/development/5730284>



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