

Information Memorandum

Lot 6/210 Princes Hwy, Fairy Meadow

Executive Summary

- **Property Address:** Lot 6/210 Princes Hwy, Fairy Meadow
- **Type:** Commercial
- **Land Size:** 1082 Square meters.
- **Building Size:** 224 square meters
- **Asking Price:** Auction Guide \$1,900,000 - \$2,090,000
- **Zoning:** Commercial
- **Key Features:**
 - Enterprise Corridor
 - On Main Road (Just off A1 Freeway south bound) Key Location point for resting motorists and holiday makers travelling up and down the south coast of NSW
 - Shops x 2 on one title

Introduction

Lot 6/210 Princes Highway, Fairy Meadow, is a strategically located property offering a blend of accessibility and potential for diverse uses. Situated along the Princes Highway, this lot benefits from high visibility and easy access, making it ideal for businesses seeking exposure to steady traffic flow. Fairy Meadow is a suburb in the Wollongong region, known for its blend of residential charm and commercial vibrancy, enhancing the appeal of this location for both commercial and potentially mixed-use developments, subject to zoning laws.

Location and Area Overview

Location Description: Unique selling points of this property include its proximity to essential amenities such as shopping centres, educational institutions, and recreational areas, which could serve the needs of a business or residential community. Additionally, its location within a short drive to Wollongong's city centre and beaches adds to its attractiveness, offering a balance between urban convenience and the relaxed lifestyle of coastal living.

Given its zoning, the property could be suitable for a variety of uses, including retail, offices, or residential units, making it a versatile investment opportunity. The specific zoning regulations would need to be consulted to confirm the allowable types of developments and any constraints. Overall, Lot 6/210 Princes Highway, Fairy

Meadow, presents a compelling proposition for investors or developers looking for a site with strong fundamentals and multiple potential pathways for utilization.

Demographics and Market Analysis:

Demand for Property Types: In regions like Fairy Meadow, demand often varies across different property types, including residential (both houses and apartments), commercial, and mixed-use properties. Residential properties, particularly those close to amenities like schools, shops, and public transport, tend to be in high demand. Commercial properties along major thoroughfares like the Princes Highway may also see steady interest due to visibility and accessibility for businesses.

Average Prices: The average prices for properties can significantly fluctuate based on factors like location, property size, and condition. In general, areas within easy access to city centres, beaches, or universities might command higher prices. Fairy Meadow's proximity to the University of Wollongong and Wollongong CBD could influence property values positively. For specific figures, real estate websites or local government resources can provide recent sales data and price trends.

Demographic Information: Fairy Meadow and surrounding areas often attract a mix of demographics, including families, professionals, and students, due to the variety of amenities and educational institutions. The presence of the University of Wollongong nearby may contribute to a higher percentage of younger residents or renters seeking accommodation. Other demographics might include long-term residents and retirees drawn by the coastal lifestyle and community services.

For a detailed and current analysis, including specific demographic statistics, average prices by property type, and a nuanced understanding of demand fluctuations, local real estate agents, market reports, and governmental statistics would be the best sources of information.

Property Description

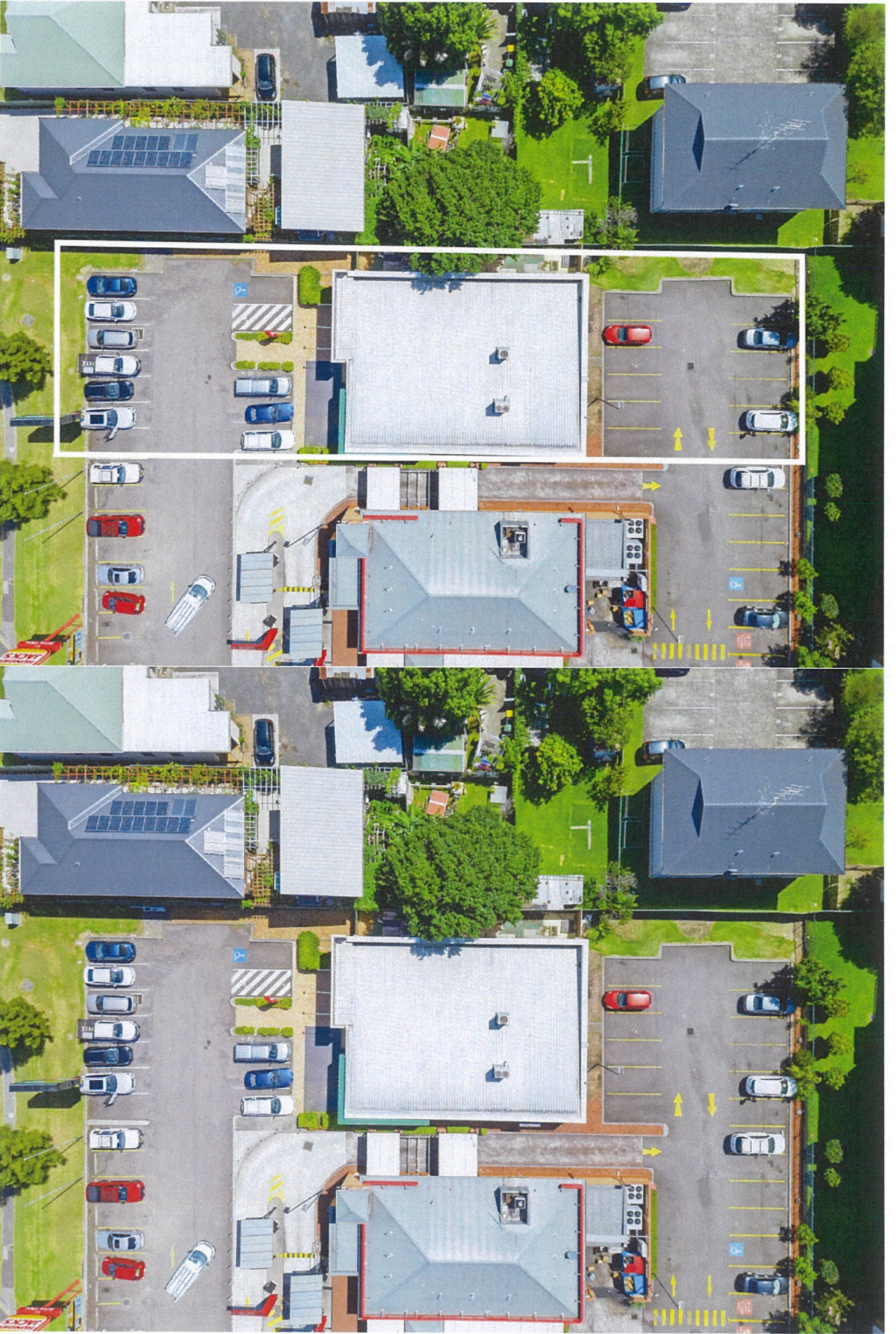
- **Detailed Description:** This site consists of two separate dwellings. Deposit plan.

Northgate Centre, 210 Princes Highway, Fairy Meadow NSW 2519

Lot 6 in Deposited Plan 270162

Folio Identifier 6/270162

- **Photographs and Maps:**









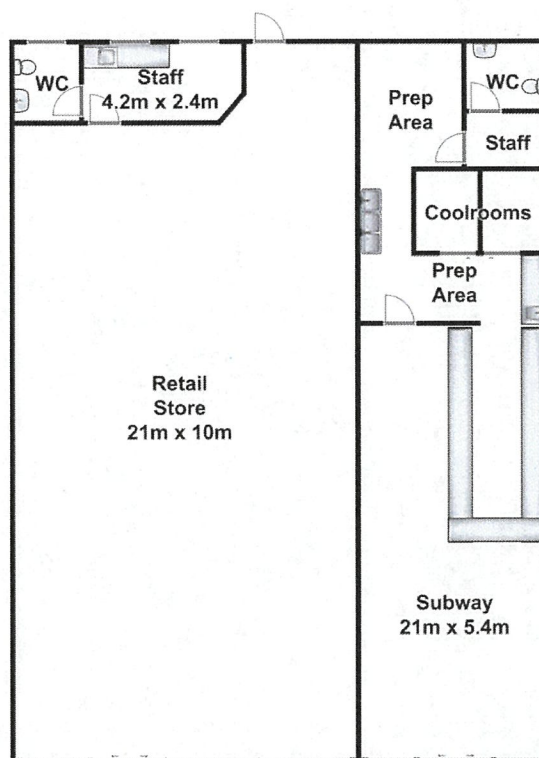




210 Princes Highway Fairy Meadow

Total Approx. Floor Area 323.5 SQ.M

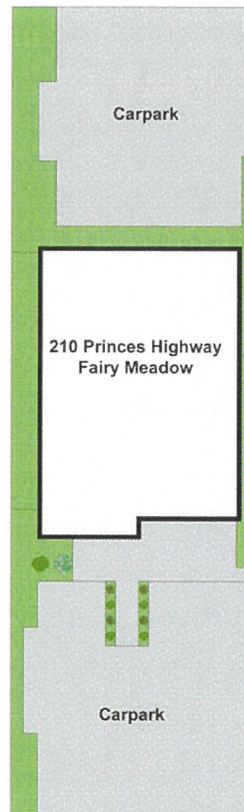
Open2view used the best endeavours to make the information on this floor plan accurate and true. Unit area if shown are approximate only.



210 Princes Highway Fairy Meadow

Total Approx. Floor Area 323.5 SQ.M

Open2view used the best endeavours to make the information on this floor plan accurate and true. Distances if shown are approximate only.
 Open2view does not guarantee or warrant the accuracy of any information or statement contained on this floor plan.
 Builders should not rely on this floor plan as indicating the true design, appearance, contents or as constructed form of the building.
 Buyers must read and rely on their own enquiries and should obtain advice in making any decision based on the information contained herein.



- **Zoning and Potential Uses:** Please refer to the Contract of sale for land usage .

210 Princes Highway Fairy Meadow NSW 2519

Property Type Commercial: Industrial Building
Development Zone
Enterprise Corridor

Financial Information

- **Asking Price:** Auction Guide \$1,900,000 - \$2,090,000 (Sell Now Prior) \$2,200,000

- **Comparable Sales:**

Unfortunately there are no comparable sales for this property at present

- **Operating Expenses:** Current outgoings Per Annum
- Strata common areas (managed by Dynamic Property services) \$1964
- Water: \$1,800
- Council: \$10,404.17
- Insurance: \$5,500
- Electricity: N/A

- **Current and future Potential Income:**

Tenant 1: \$70,000+ GST Nutrition Warehouse + 4% CPI per Year increase
Due for market review October 2024 X 3 year extension

Tenant 2: \$56,000 +. GST Subway + 3% CPI per Year increase lease in place
5x5 year term.

Legal and Regulatory Information

- **Title and Ownership:** Privately owned.
- **Planning and Development Regulations:** no plans documented for future development.
- **Compliance and Approvals:** Details of any building compliance issues or approvals required for use or development: NIL

Sale Process and Terms

- **Offer Procedure:** formal offers will be reviewed, and no cool offer period is on offer for this site. All Parties must submit all offers unconditional with signed contracts and inserted signed S66W prior to Auction.

Auction: Online Auction Scheduled for the 15th of March via Auctions live. Time to be confirmed.

If client requires management of site: Please speak to agent regarding fees and charges and services iglobal properties Pty Ltd offers.

Terms and Conditions:

10% deposit is required.

Standard settlement as per contract 42 days

- **Contact Information:** Joshua singer (Principal and licensee in charge) iglobal properties Pty Ltd .

0457 056 811

Joshua.singer@iglobalproperties.com

Appendices

- **Property Reports:** Any building reports, land surveys, or environmental assessments. Client would require partaking in their own diligence for site

- **Legal Documentation:** Copies of title documents, lease agreements (if any), and any other relevant legal documents. Please refer to contract of sale

