



Seven Hills, 120-122 Station Road

REFURBISH OR DEVELOP

LJ Hooker Commercial is delighted to offer for sale via Expression of Interest 120-122 Station Road, Seven Hills, 2147.

The property represents an excellent opportunity to acquire an industrial site, within a tightly held market that can be developed or refurbished. The total building size including the office area is 6,049m² on a site of 11,394m² with excellent connectivity to Old Windsor Road, the M2 and M7 Motorways.

Key Property Features:

- * Unsurpassed opportunity to purchase a key piece of Industrial zoned land within Seven Hills pocket.
- * Opportunity to refurbish the existing improvements and increase the rental income or develop into a new Business Park which is pending DA approval for 71 units over two

For Sale
Expression of Interest

Building Area
6,049sqm

Contact
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levels ranging from 30m2 to 453m2. * Functional improvements that require an uplift/refurb to increase value * DA design via Nettletontribe architects (plans provided on request).
* Opportunity to either partially occupy, develop or refurbish.

Given the limited land supply and tight ownership structure of Seven Hills opportunities of this nature rarely become available and will be keenly pursued by the market.

EOI Closing 11th September 2025

Please call the exclusive agents to arrange your onsite inspection.

More About this Property

Property ID	1CDGG67
Property Type	Industrial/Warehouse
Building Area	6049 m2
Land Area	11394 m2

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