



## Strathfield, 2 Strathfield Sq

### Landmark Retail Investment / Development Opportunity

LJ Hooker Strathfield is exclusively offering 2 Strathfield Square Strathfield for sale, situated in arguably the largest CBD in Sydney's Inner West and perfectly placed in a prime gateway location adjoining Strathfield Town Centre in the heart of the bustling shopping/restaurant strip and just 20 metres to Strathfield railway/ bus station and shopping plaza.

A rare, once in a lifetime opportunity for investors/builders/developers to secure a prime freehold commercial property with multiple tenancies and maximum visual exposure with high pedestrian/car traffic flow plus huge upside for possible future commercial/residential development (STCA). The current building consists of 2 large retail shops on the ground level and 6 separate office suites on the upper level.

\* Development potential (STCA)

\* Zoning E2 - Commercial Centre



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



**For Sale**

For Sale By Negotiation

**View**

By Appointment

**Contact**

**David Pisano**

0408 835 606

david@ljhstrathfield.com.au

**Tom Xenakis**

0419 353 353

tom@ljhstrathfield.com.au

**LJ Hooker Strathfield**  
(02) 9746 2222



- \* FSR - 3:1 with Height limit of 58m
- \* Prime landmark Strathfield building
- \* Total land of area approx. 474sqm
- \* Gateway location in heart of hub
- \* 20 metres to Strathfield station/plaza
- \* Adjoining Strathfield Town Centre
- \* Exceptional investment opportunity
- \* Freestanding commercial building
- \* 2 levels with 2 retail shops, 6 offices
- \* Solid tenancies for astute investors

To inspect the property, obtain an Information Memorandum, or for any further information, please contact the exclusive selling agents, LJ Hooker Strathfield.

David Pisano - 0408 835 606

Tom Xenakis - 0419 353 353

## More About this Property

Property ID	TGMFAX
Property Type	Other
House Size	474 m²
Land Area	474 m²

**David Pisano 0408 835 606**

Licensee In Charge | david@ljhstrathfield.com.au

**Tom Xenakis 0419 353 353**

Director | tom@ljhstrathfield.com.au

**LJ Hooker Strathfield (02) 9746 2222**

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