



924 Pacific Highway, GORDON 2072

HIGH YIELD STRATA INVESTMENT WITH A TWIST!

LOCATION

924 Pacific Highway is located on one of the most high profile corners on the North Shore. Positioned on the corner of Pacific Highway and Ryde Road, it benefits from immediate vehicular access to most major arterial roads in Northern Sydney.

DESCRIPTION

Prominently located at the major intersection of the Pacific Highway, Ryde Road and Mona Vale Road, Level 1, 924 Pacific Highway Gordon is an entire floor of a strata titled building, providing high quality office accommodation.

The property sits on a huge 7,411sqm site zoned B4 Mixed Use which allows for residential apartment development, creating the possibility for a future amalgamation of the strata scheme for redevelopment.

There is a significant amount of residential apartment development in the immediate vicinity with a total of 681 apartments either planned or under construction. This has removed competing office stock from the market which will drive rental growth. Further, the increase in the local population will underpin the need for local businesses and services and therefore long term demand for office space.

A viewing of this unique opportunity is highly recommended.

Summary

- 100% Leased to Global Coffee & Tea Giant Jacobs Douwe Egberts - makers of Moccona coffee
- Whole 1,797sqm* floor with 243 sqm* terrace and signage
- 63 secure basement car spaces

CONTACT

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FOR SALE



- WALE 4.0 Years
- Sits on 7,411sqm site zoned B4 Mixed Use
- Future amalgamation with residential development potential

Contact Chris Veitch 0434 566 355

FEATURES

 **Area**
1,797 m²

 **Net Income**

 **Building Grade**

 **NABERS**
N/A

 **Parking**

METHOD OF SALE

For Sale

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