

# Botany

## 21 Bay Street



Contact agent

## Unique and stylish commercial building, multiple usage

Nestled in a quiet street with outstanding connectivity, this striking architectural commercial building holds immense appeal. Offering multiple usage, its configured as three individual units linked via a lift. It's ideal for a burgeoning business or quality investment and holds the potential to convert to three residential properties (STCA). It's 'gateway' location is moments to the airport, the new Westconnex, bus services and local shops and cafes.

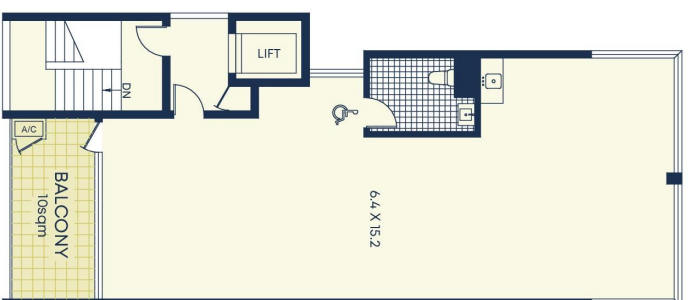
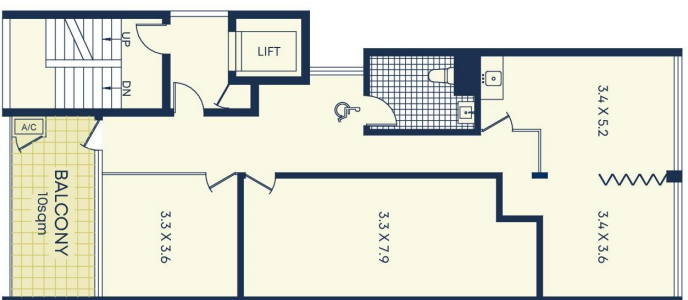
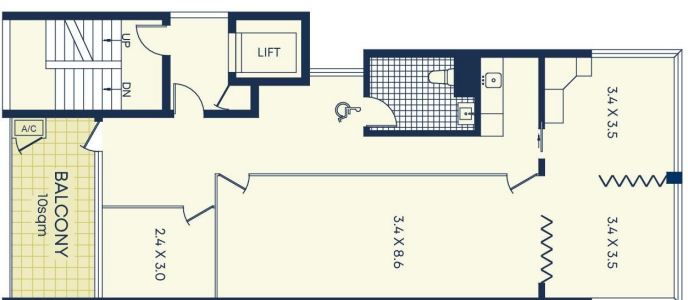
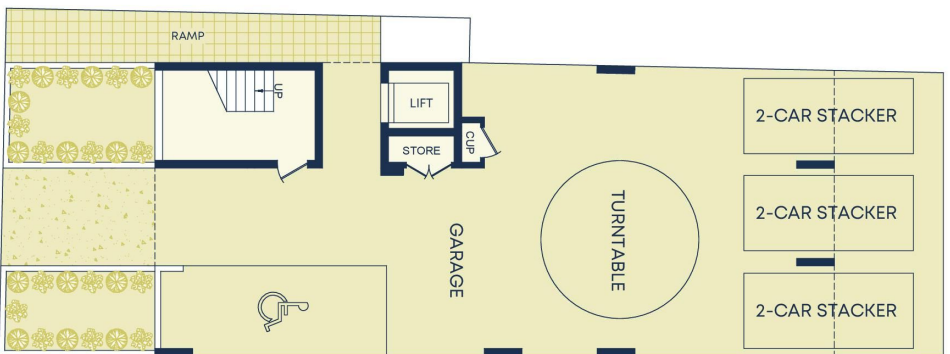
- Quiet setting, surrounded by residential and commercial
- Adjacent to green reserve and Mill Pond, lift access
- Three substantial separate commercial spaces with a/c
- All feature a large unisex bathroom plus kitchenette
- Polished concrete floors, 2 floor with partial fit outs
- All with large balconies, turntable for easy parking access
- Three covered parking spaces, stacker parking system

## ADDITIONAL DETAIL

Council Rates	\$302/qtr (approx)
Strata Fees	\$0/qtr (approx)
Water Rates	\$170/qtr (approx)
Type	Other
Land	209 Square Metres

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**Size (approx)**

- Internal (3 x 90) 270sqm
- Garage 135sqm
- Stairwell & Lift 72sqm
- Land Size 209sqm

**Outgoings**

- Council Rates \$302p/q
- Water Rates \$170p/q



DISCLAIMER: This information has been prepared as a guide only. The vendor and the real estate agent, Annandale Agency Management Pty Ltd (trading as Cobden & Hayson Annandale), make no warranties as to its accuracy and all interested parties must rely on their own enquiries.