



### 465 Princes Highway Rockdale NSW

Double fronted commercial building situated in one of the busiest locations in Rockdale. Located directly opposite Rockdale train station, bus interchange and free Council carpark this is the ultimate spot for maximum visibility.

- Generous total area of 375 sqm approx, includes 300 sqm approx. ground floor and versatile 75 sqm approx. mezzanine.
- Benefit from rear lane access complete with convenient roller shutter door access. Ideal for loading dock or secure off-street parking, depending on your needs.
- High pedestrian traffic flow with main road exposure, this property offers endless possibilities.
- Would ideally suit showroom, gym, medical, retail, food and bulky goods. (S.T.C.A)

Properties of this calibre seldom enter the leasing market, so seize this opportunity now!

**Price** : By Negotiation  
**Building Size** : 375 sqm  
**Land Size** : 300 sqm  
**View** : <https://www.rwproperty.com.au/lease/nsw/st-george/rockdale/commercial/retail/7641992>



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