

20 & 22 Forsyth Street,

Wagga Wagga

For Sale
by Private Treaty

FORSYTH STREET

BLAKE STREET



20-22 Forsyth Street, Wagga Wagga

Summary

20-22 Forsyth Street comprises a prime CBD property with -

- Total land area of 1,005.40m² total site area (approx.)
- Only 150 metres to the key shopping centres in the city
- Brilliant corner exposure to key CBD arterial road
- 60 metres to public carpark
- Excellent North-East aspect
- Development options include commercial and shop top housing (apartments)



Location

Located on the corner of Blake and Forsyth Street the site has the normal key corner benefits with good natural light options and solid passing traffic visibility.

The eastern portion of the Wagga Wagga Central Business District allows for better design and use of the precinct with easy access, close to the key centres and no major impact from Conservation guidelines.

Improvements:

- total land area approx. 1,005.40 m²
- within easy access to major retail traders
- brilliant corner site
- over 64 metres of road frontage
- north and east aspect benefits for natural light
- multi level building allowance
- potential for commercial and residential use combined
- excellent parking facilities close by



Land Details

Legal description

The property is all that land contained in Lots A & B in Deposited Plan 389759, Parish of South Wagga Wagga County of Wynyard.

Land dimensions

Lot A has a land area size of approximately 486.90 square metres and Lot B has a land area size of approximately 518.50 square metres for a total area of approximately 1005.40 m².

Zoning

E2 Commercial Core



Zoning

Current zoning as shown on the Local Environment Plan 2010 is Zone E2 Commercial Centre



Wagga Wagga Local Environmental Plan 2010 Zone

Zone E2 Commercial Centre

1 Objectives of zone

- To strengthen the role of the commercial centre as the centre of business, retail, community and cultural activity.
- To encourage investment in commercial development that generates employment opportunities and economic growth.
- To encourage development that has a high level of accessibility and amenity, particularly for pedestrians.
- To enable residential development only if it is consistent with the Council's strategic planning for residential development in the area.
- To ensure that new development provides diverse and active street frontages to attract pedestrian traffic and to contribute to vibrant, diverse and functional streets and public spaces.
- To ensure the maintenance and improvement of the historic, architectural and aesthetic character of the commercial centre

2 Permitted without consent

Home businesses; Home occupations; Roads

3 Permitted with consent

Amusement centres; Artisan food and drink industries; Backpackers' accommodation; Boarding houses; Centre-based child care facilities; Commercial premises; Community facilities; Entertainment facilities; Function centres; Group homes; Helipads; Home industries; Hostels; Hotel or motel accommodation; Information and education facilities; Local distribution premises; Medical centres; Mortuaries; Oyster aquaculture; Passenger transport facilities; Places of public worship; Recreation areas; Recreation facilities (indoor); Recreation facilities (outdoor); Registered clubs; Respite day care centres; Restricted premises; Self-storage units; Shop top housing; Tank-based aquaculture; Vehicle repair stations; Veterinary hospitals; Any other development not specified in item 2 or 4

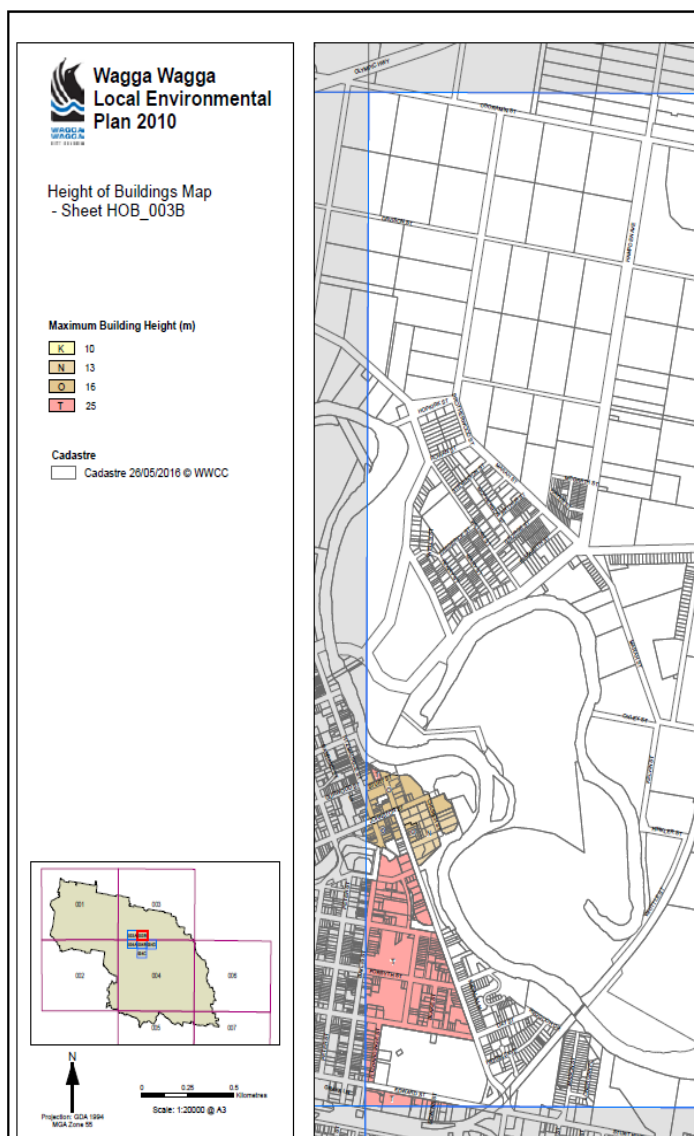
4 Prohibited

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Boat building and repair facilities; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Correctional centres; Crematoria; Eco-tourist facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Farm stay accommodation; Forestry; Freight transport facilities; Heavy industrial storage establishments; Highway service centres; Home occupations (sex services); Industrial training facilities; Industries; Marinas; Mooring pens; Moorings; Recreation facilities (major); Residential accommodation; Rural industries; Sewerage systems; Sex services premises; Storage premises; Transport depots; Truck depots; Waste or resource management facilities; Water recreation structures; Water treatment facilities; Wharf or boating facilities

Development considerations (subject to Council approval)

Permitted with Consent:

- Food and drink - excellent restaurant location with residential option
- Commercial Premises - Multi level offices for investors or the owner - occupier
- Hotel or Motel Accommodation - ideal boutique style option
- Commercial ground floor with apartments above



NOTE:

Height allowance under the Wagga Wagga Local Environment Plan indicates 25 metres height capacity.

Demographics and Population

City of Wagga Wagga

- Wagga Wagga hosts a large, growing, modern and diverse economy serving close to 70,000 residents. It provides a central location for medical, retail and other facilities to the wider regional catchment, including Griffith, Leeton, Temora, Cootamunda, Tumut and other surrounding regional towns.
- Wagga Wagga is a highly accessible city through its connectivity with Australia's major cities including Sydney, Melbourne, Adelaide and Canberra.
- The Wagga Wagga economy has grown strongly over recent years and these positive trends are expected to continue into the future.
- The NSW Government is forecasting a population of approximately 81,000 by 2036.
- 138 education facilities (4 university campuses, 9 high schools, 29 primary schools and 35 pre schools, 61 childcare services)
- Wagga Wagga is the largest retail, commercial, administrative and population centre in the Riverina and provides a wide range of infrastructure, servicing a retail catchment area.
- Nine shopping districts employing over 3700 people
- Over 1.3 million people visit Wagga Wagga each year
- Wagga Wagga hosts over 500 sporting, cultural, business & music events each year
- Recent and Future Investments (Public): RIFL Hub \$200M, Hume Link \$2B, Energy Connect \$2B, Snowy 2 & Snowy Connect \$5B, Defence estate upgrade \$1B, Inland Rail (Albury to Illabo) \$1B, UNSW teaching hospital Wagga Wagga \$16M, Police Citizens & Youth Club \$26M (under construction), East/West Riverina renewable energy park (wind & solar) \$4B, CSU Drought Innovation Hub \$8M

A detailed Economic profile is available at:

<https://wagga.nsw.gov.au/business-investment/investing-in-wagga/economic-overview>

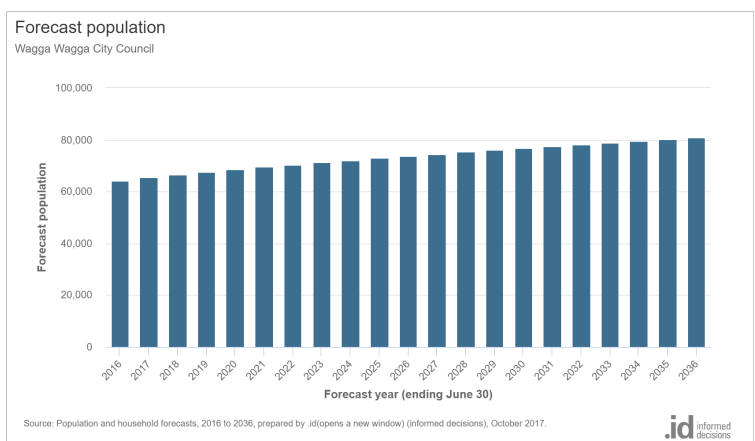


Population demographics available at:

<https://forecast.id.com.au/wagga-wagga>



Information from Wagga Wagga City Council



Good reasons to invest in 20 & 22 Forsyth Street

Forms part of the strongest retail centres in the Riverina
Brilliant corner location

Adjoins some of Australia's strongest retailers
Public car parking closeby

Multi level development option for commercial ground floor and office/apartments on upper levels



The property is offered for sale by private treaty.

\$1,600,000 (plus GST if applicable)

For further information or to arrange an inspection of
20 & 22 Forsyth Street Wagga Wagga, please contact Geoff Seymour,
Phil Lamotte, Greg Howick or the office on 02 6921 5677.



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