

**SOLD**



## Lot 1/585 River Avenue, Merbein South

QCommercial Properties in Conjunction with RE/MAX U is proud to present to the market a large 12.02 hectare DA approved Service Station development opportunity located at Lot 1/585 River Ave Merbein South. This land is strategically situated on a corner allotment with high exposure and massive frontages onto Sturt Highway and River Avenue. This asset presents the astute developer, investor and/or owner occupier the opportunity to secure a large valuable asset that can be developed in one go or staged (STCA).

? DA Approved Development site for a large regional truck stop and fast-food facility

? Strategic corner location with direct highway access (both directions)...

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**Price:** \$1,100,000

**View:** <https://remax-u.com.au/6141928>

**Deepen Khagram**

**M 0409 557 421**



RE/MAX Property Specialists,  
Narrabeen