

Developer Buys Highly Sought After Commercial 1 Zoned Site in the Heart of Canterbury

1 Rochester Road, Canterbury

Sold by



Sold: **\$3,560,000**

Building Rate:
\$5,798/sqm

Yield:
2.9%

Land Rate:
\$6,160/sqm

GormanKelly are pleased to advise that we have sold 1 Rochester Road, Canterbury for \$3,560,000.

Offered on the open market for the first time in 32 years, the property generated significant interest from owner occupiers and developers, who were attracted to the property's highly desirable location, which was only moments from Maling Road and Canterbury Train Station.

1 Rochester Road was occupied by Omega Creative, a creative agency which provided short term holding income of \$104,040 net per annum plus outgoings.

The property comprised a single level office with rear warehouse of 614sqm with two mezzanine areas. It was located on 578sqm land with favourable Commercial 1 zoning and featured two frontages to Rochester Road and Delany Close (with roller door access) and backed on to a Council carpark.

The site offered excellent residential / mixed use development potential (Subject to Council Approval) and was highly sought after, during a very competitive EOI process.

It was ultimately sold to a developer, who plans to undertake a mixed use development.

Property Marketing by the Numbers



12,056

Listing Views



13,504

Engagements



105

Enquiries

Great market results start at GormanKelly.

[CONTACT US TODAY](#)



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