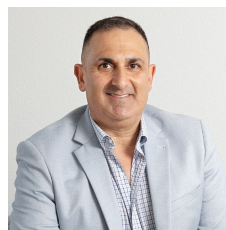


**6/50 Montague Street North Wollongong NSW**



- \* Located in the North Wollongong Commercial district
- \* 171sqm warehouse with additional Mezzanine / office space
- \* High clearance roller door and Custom inbuilt Storage and Freezer (can be removed if required)
- \* Located within secure gated complex including 1 car space and plenty of customer parking
- \* Ideal for owner occupier/ small business operator or great investment opportunity

**Type** : Industrial  
**Price** : Offers Above \$975,000+ GST (if App)  
**Building Size** : 171 sqm  
**View** : <https://www.whkcommercial.com.au/sale/nsw/wollongong-illawarra/north-wollongong/commercial/industrial/8045967>



**Harry Stefanou**  
02 4229 6640



**Mark Marinelli**  
02 4229 6640

Lot 4 DP10806653  
 50 Montague Street  
 FAIRY MEADOW



An approval for the 'use' of the building the lot is required.

Among those things permitted, with consent, in the zone is a "self-storage unit" or "storage premises".

The Wollongong LEP defines a **storage premises** as "...a building or place used for the storage of goods, materials, plant or machinery for commercial purposes and where the storage is not ancillary to any industry, business premises or retail premises on the same parcel of land, and includes self-storage units, but does not include a heavy industrial storage establishment or a warehouse or distribution centre."

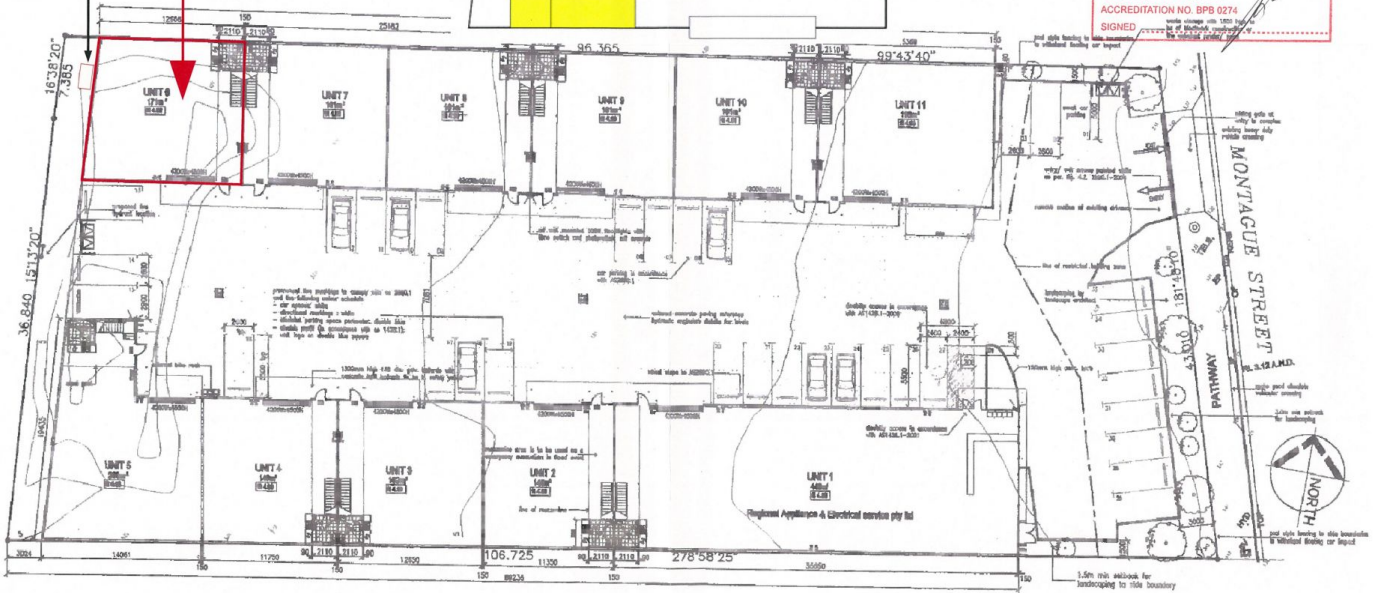
The LEP does not make specific mention of whether refrigeration is prohibited or otherwise - I take the above to include the storage of all goods regardless if they are refrigerated or not.

Please advise?

THIS IS THE PLAN/SPECIFICATION REFERRED TO  
 IN COMPLYING DEVELOPMENT CERTIFICATE  
 NO. 102117  
 ENDORSED BY RON MOORE  
 ACCREDITATION NO. BPS 0274  
 SIGNED: [Signature]

Compressor Unit

site analysis plan  
 Scale 1:500



site plan  
 Scale 1:200