

INVESTMENT PROPERTY/ SITE C. 0.4 ACRE

ZONED RESIDENTIAL

Edmondstown Rd. | Rathfarnham | Dublin 16 | D16 R2P6



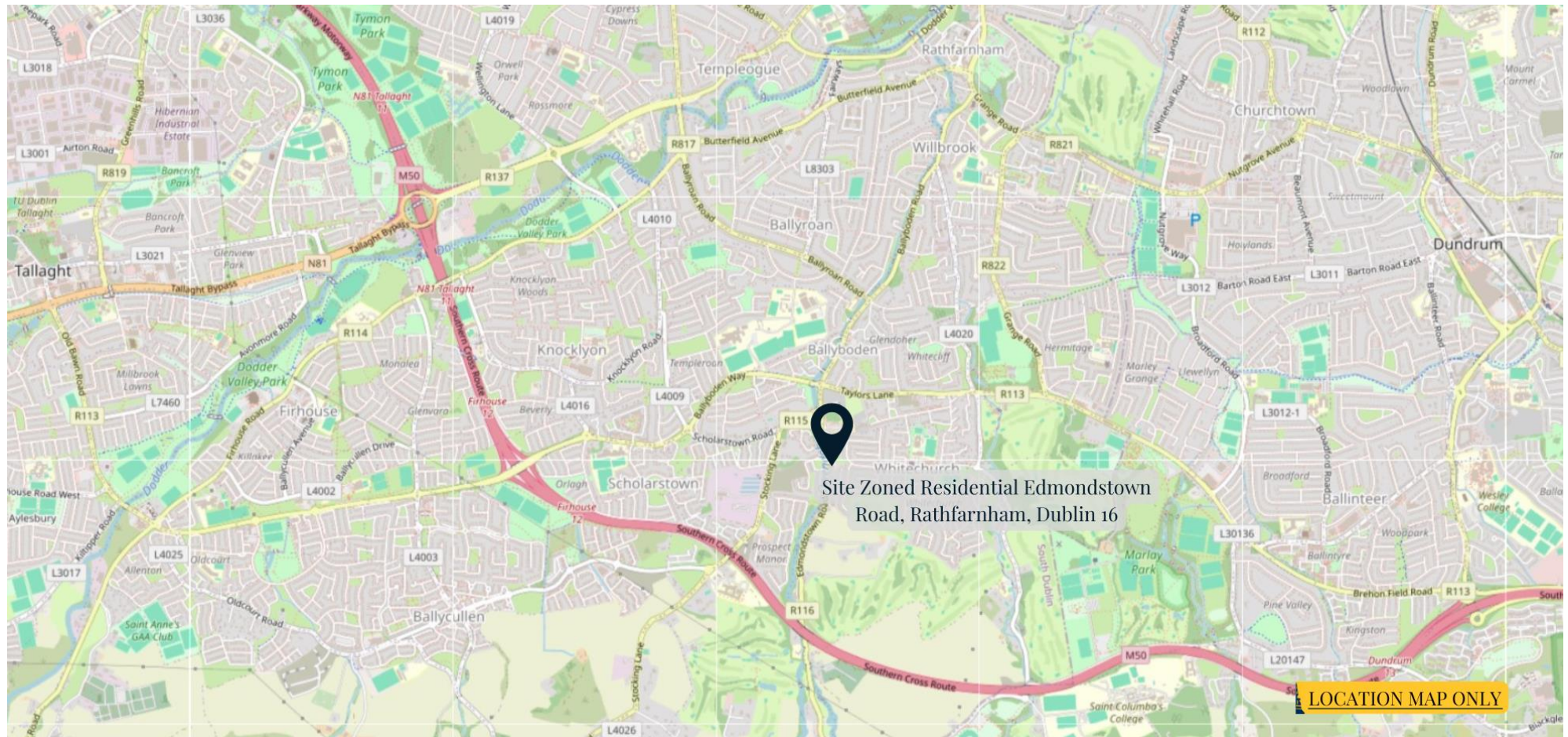
Development Site c. 0.4 Acres

Location Map Only

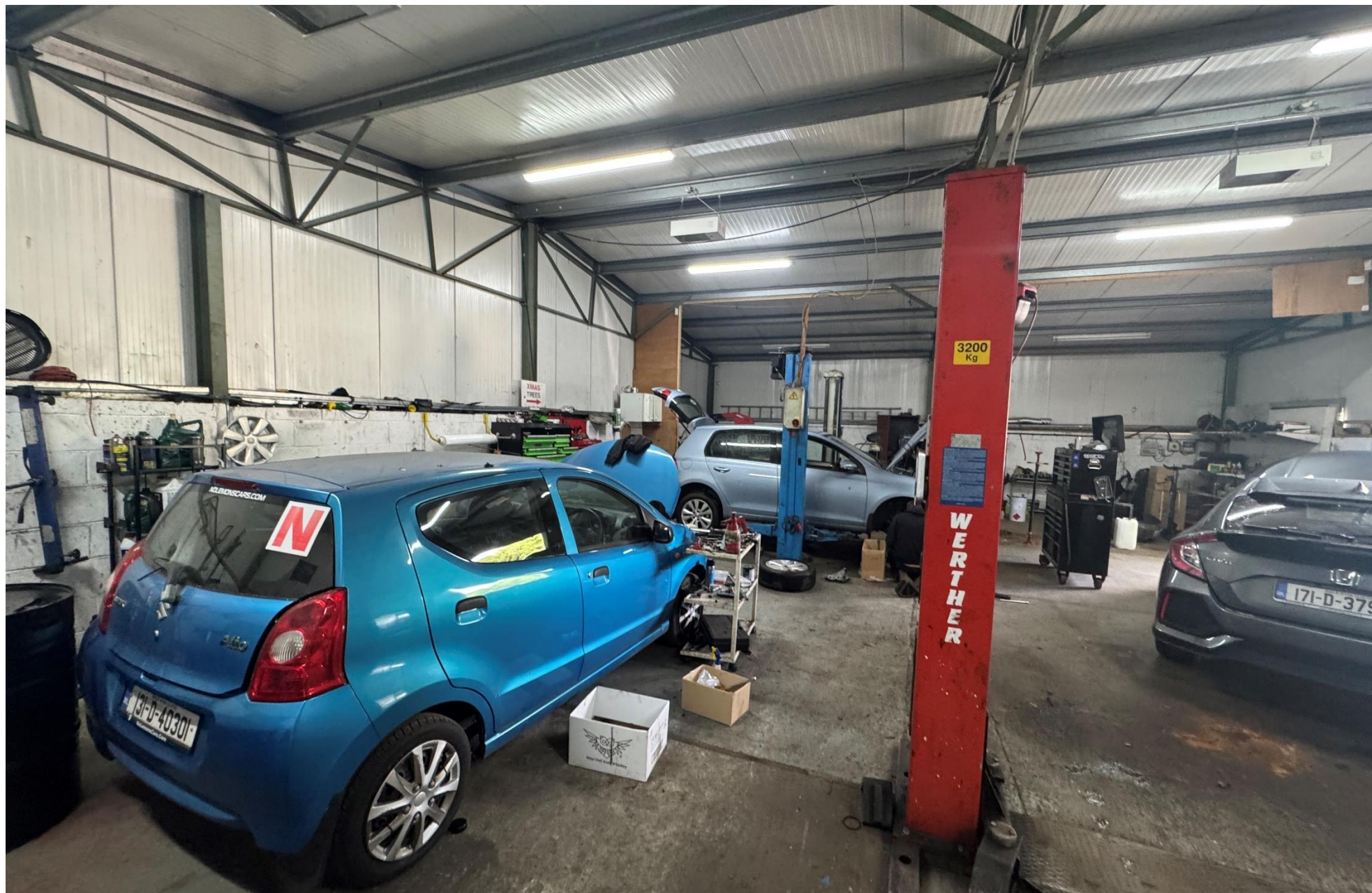
LOCATION & DESCRIPTION

Situated fronting Edmondstown Road in the highly affluent South Dublin suburb of Rathfarnham. Specifically, the site is located adjoining the existing residential development of Moyville and opposite the Springvale Housing Development in this much sought after location.

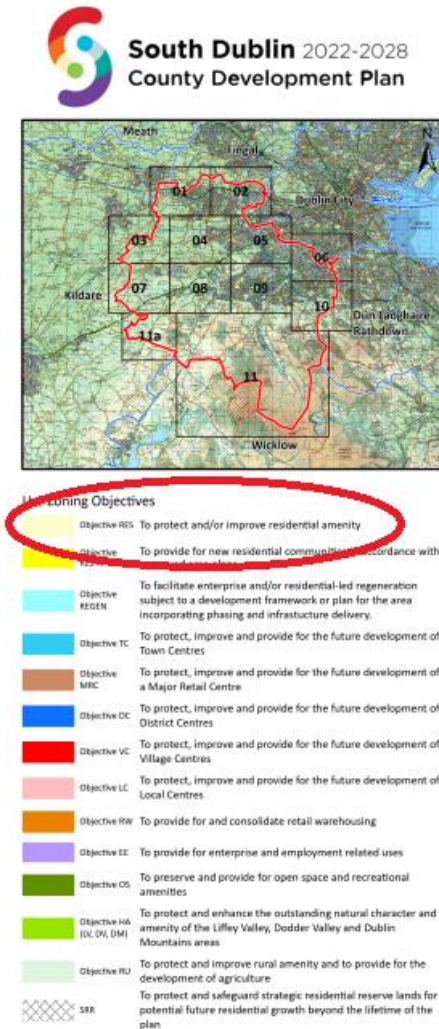
The property comprises of an existing commercial building extending to c. 164 Square Metres/ 1,768 Square Feet on a large site of 0.4 Acre/ 0.2 Hectare. The commercial building and an area in front of it is rented on an expired lease to Ballyboden Motors at a current rent of €16,800 Per Annum and that the remaining site is vacant. The overall site is residentially zoned land with substantial road frontage.







The site is shown on the South Dublin County Development Plan 2022-2028 as zoned RES, having a zoning objective “To protect and / or improve existing residential amenity”.



FOR SALE BY PRIVATE TREATY

Guide Price:

€425,000

AGENT:

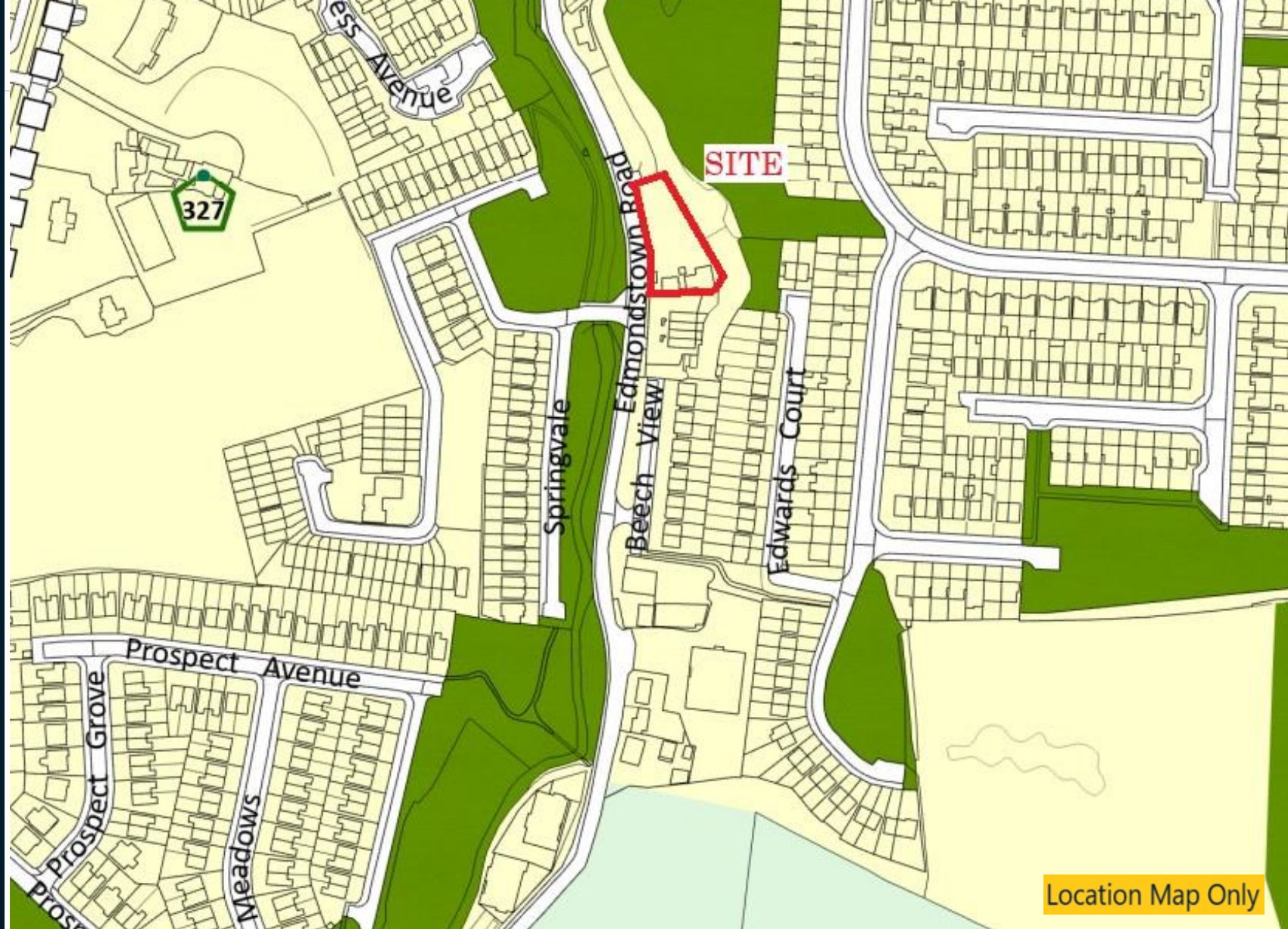
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