

# Raine&Horne.<sup>®</sup> Commercial

STRATHFIELD SOUTH  
8/17-19 Gould Street

228 sqm

3 

## 228m<sup>2</sup> - RARE INNER WEST INDUSTRIAL UNIT

### SOLD BY RAINE & HORNE COMMERCIAL BANKSTOWN

Raine & Horne Commercial Bankstown is pleased to present Unit 8, 17-19 Gould Street, Strathfield South – an outstanding opportunity to secure a quality industrial premises located in one of Sydney’s most tightly held and strategically positioned industrial precincts in the Inner West.

This well-presented unit offers a highly functional layout, and excellent accessibility, making it perfectly suited to a wide variety of businesses.


#### Key Property Features:

- 228m<sup>2</sup> of versatile internal area\*, including a welcoming ground-floor showroom/reception area and a sun-drenched first floor office space
- Additional 74m<sup>2</sup> of mezzanine storage\*
- Amenities include kitchenette and bathroom facilities with both male and female toilets.

Property ID	L35407376
Property Type	Industrial/Warehouse
Building / Floor Area	228
Car Spaces	3

#### AGENT

Mark Ammoun

 0410 532 733

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- Container-height roller shutter for easy loading and unloading
- Three (3) dedicated on-site car spaces
- E4 – General Industrial Zoning, allowing for a wide range of permitted uses
- Small, well-maintained and secure complex with professional appeal

Unmatched Location & Connectivity:

Situated just off the Hume Highway, this strategic location provides direct and seamless access to Sydney's key arterial roads, including the M4 Motorway, Centenary Drive, Parramatta Road, and the M5 Motorway. This connectivity enables efficient transport and distribution across Sydney's metropolitan areas and beyond. The property also enjoys close proximity to a range of retail outlets, cafés, and service stations, offering added convenience for staff and visitors alike.

This is a rare opportunity to position your business in a highly accessible, tightly held industrial precinct in the Inner West .

Should you require further details, wish to obtain the Information Memorandum, or arrange an inspection, please contact agent listed below

Mark Ammoun

Raine & Horne Commercial

0410 532 733

1300 00 21 20

Price is plus GST if applicable