

Raine&Horne.[®] Commercial

MARRICKVILLE
238 Sydenham Road

150 sqm

1 

Rare Free-Hold Corner-Block Shop & Residence

Sold

This is a rare opportunity to secure a free-hold corner-block property in one of Sydney's most vibrant Inner West locations. Positioned on a prominent corner along Sydenham Road, Marrickville, this property offers dual income streams with both a tenanted commercial shop and an adjoining tenanted residence. It is ideal for the astute investor or an owner-occupier looking for high exposure with the potential for a home/office arrangement, creating a unique opportunity for those seeking a strategic foothold in Marrickville.

Set on approximately 252sqm of land, the property boasts three street frontages, ensuring maximum exposure and accessibility. Access is convenient with garage entry from the side street with off-street parking, a rare feature in this tightly held location. The property is surrounded by Marrickville's vibrant lifestyle amenities, including cafes, bakeries, restaurants, and breweries, and is only moments from the bustling retail and dining strips of Illawarra Road and Marrickville Road.

Key features:

Property ID	L1190365
Property Type	Retail
Building / Floor Area	150
Car Spaces	1
Land Area	252.0 sqm

AGENT

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- > Approx. 252sqm land area
- > Dual income streams – shop + residence
- > Flexible potential for owner-occupier or home/office arrangement
- > Prominent corner position with three street frontages
- > Garage access and off-street parking
- > Rear courtyard
- > Long-term commercial tenant in place

Marrickville continues to grow as one of Sydney's most desirable Inner West suburbs, offering a unique blend of culture, convenience, and lifestyle. This property combines secure income, prime positioning, and future flexibility, making it an exceptional opportunity for the astute investor or owner-occupier.

*All amounts, areas & distances are approximate