

Raine&Horne® Commercial

MARRICKVILLE
75-77 Railway Parade

1123 sqm

1,123m2 Freestanding Industrial Building In Evolving Inner West Hot Spot

Sold

75-77 Railway Parade offers a rare opportunity in one of Sydney's most popular and vibrant locations. The property is offered for sale or lease with access / vacant possession available 6 months after agreement.

The property has a zoning that allows for a range of uses, permissible uses include General Industries, Warehouses, Hardware and Building Supplies, Take away food and drink premises, Industrial Retail outlet, Industrial Training Facilities, Light Industries, Neighbourhood Shops, Warehouse of Distribution Centre and more subject to approval.

The freestanding brick industrial building has a metal roof and offers 6.5 to 8.5 metre clearances front and rear roller shutter access, 3 phase power with 400 amps per phase and an over head gantry crane with 1 tonne capacity. Secure this outstanding position for your business or investment.

In an exciting and evolving suburb in Sydney's Inner West, here you are 200 metres from Sydenham Station where you can access the new Metro line. The property is within walking

Property ID	L1191941
Property Type	Industrial/Warehouse
Building / Floor Area	1123
Land Area	1080.0 sqm

AGENT

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distance from Sydenham train station and the Metro Railway, in an area that includes popular eateries, theatres and entertainment venues, only 7 kilometres from Sydney's CBD.

Key Features:

- > 1,123m² Industrial Building
- > Rear lane access
- > 3-phase power, 400 Amps
- > Roller shutters both front and rear, container height from the front
- > Agreement for the tenant to vacate the property 6 months after an agreement is made to either purchase or lease
- > A strategic location for your business or investment
- > Popular neighbours including Industrie clothing, Camelot Lounge, Harris Farm Markets, Gelato Messina, a choice of breweries, cafés, theatres, restaurants and more
- > A central, appealing and strategic position with all the amenities the Inner West is famous for – right at your doorstep

Marrickville is now the place to be, in the midst of its revitalisation, it is a suburb known for its cool amenities and convenient accessibility. Don't miss out on this strategic opportunity to position yourself for success.

*All amounts are appropriate