



MARRICKVILLE
3/198 Marrickville Road

129 sqm

3 

AFFORDABLE MARRICKVILLE INVESTMENT WITH ESTABLISHED MEDICAL TENANT

Sold

Strategically positioned on the rapidly evolving retail strip of Marrickville Road, here is your opportunity to secure an increasingly valuable, tenanted investment perfect for investors or future owner-occupiers who want to benefit from immediate income and future capital growth.

Marrickville is known as one of the Inner West's most highly prized locations which continues to undergo widespread gentrification, with sustained improvement in local amenities and significant government investment in infrastructure and public transport projects.


Key features include:

- > High exposure position in a prime location
- > 129sqm of internal space plus 3 secure car spaces
- > Secure lease to a well-established dental practice

Property ID	L1192519
Property Type	Medical/Consulting
Building / Floor Area	129
Car Spaces	3

AGENT

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- > Currently returning \$62,000 per annum + GST Gross
- > Situated below a popular complex of 48* residential units
- > Perfect as an income-producing investment for an investor who will benefit from a range of nearby developments and infrastructure upgrades
- > Just 700m* from Sydenham Train Station & 850m* from Marrickville Train Station
- > Surrounded by a choice of popular shops, cafes and other amenities

*All amounts are approximate