

Raine&Horne. Commercial

MARRICKVILLE
37 Sydenham Road

370 sqm

Position + Potential + Price Point Affordable Industrial in Prime Location

Auctioned

In a prominent position just 60 metres from Sydenham's Metro Station, this property might have the perfect combination of affordability, position and potential. 37 Sydenham Road would suit a wide range of uses, and is moments away from a choice of breweries, distilleries, café's, theatres and more.

- > 370m²* Building, 287m²* Land
- > Potential to improve and reap the rewards
- > Would suit a wide range of uses
- > Ground floor showroom, factory and warehouse
- > Amenities on both ground and first floor
- > Ample 3 phase power and solar system installed

Property ID	L1193243
Property Type	Industrial/Warehouse
Building / Floor Area	370
Land Area	287.0 sqm

AGENT

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- > A strategic location for your business and investment
- > Within walking distance of Sydenham Station
- > 450metres* from TOGA's Wicks Place development including Harris Farm, 270 apartments and more
- > Popular neighbours including a choice of breweries, café's, theatres and more
- > A central, appealing and strategic position with all the amenities the Inner West is famous for, right at your doorstep

It is in a surprisingly affordable price range, making this an exciting opportunity to secure your place in the heart of Marrickville's vibrant and evolving industrial precinct.

*All amounts, areas and distances are approximate