

# Raine&Horne. Commercial

MARRICKVILLE  
2-4 Fauersham Street

682 sqm

## Leased Investment Food Factory with Enormous Potential

### Sold

2-4 Fauersham Street offers a rare opportunity in one of Sydney's most popular and vibrant locations.

There is a new 3 year lease (plus one 3 year option) in place to Pastabilities, a business that manufactures, stores and distributes Pasta and associated products to hospitality venues, supermarkets and more.

In an exciting and evolving suburb in Sydney's Inner West, here you are a short stroll from Toga's Wicks Place Development which features a new Harris Farm Market and 270 apartments. The property is within walking 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.

The property has a zoning that allows for a range of future uses or developments with permissible uses that include Business Premises, Light Industries, Warehouses, Childcare facilities, Hotel/Motel, Industrial, Retail premises, Office Premises, Education Facilities,

Property ID	L1195099
Property Type	Industrial/Warehouse
Building / Floor Area	682
Land Area	612.0 sqm

### AGENT

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Specialised Retail Premises and more subject to approval.

Key Features:

- > 682sqm industrial building
- > Leased to Pastabilities
- > New 3 + 3 year lease @ \$250,000 p.a. + GST
- > Outgoings paid by the tenant including Council Rates, Water Rates, Land Tax, Building Insurance & Fire Safety
- > Ample 3-phase power and solar system installed
- > A strategic location for your investment
- > Popular neighbours including Harris Farm Markets, Gelato Messina, a choice of breweries, cafés, theatres 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, areas and distances are approximate