

Raine&Horne® Commercial

MARRICKVILLE
23-27 Smith Street

1304 sqm

Outstanding Investment
Income + Size + Potential

Sold

Investment Highlights:

- > Gross Rental Income: \$415,626 p.a. + GST approx.
- > Lease Term: 4 + 4 + 4 Years
- > Quality Tenant & Strong Returns

Property Features:

- > Building Area: 1,304m² approx.
- > Land Area: 916m² approx.
- > Zoned E4: General Industrial

Property ID	L1195339
Property Type	Industrial/Warehouse
Building / Floor Area	1304
Land Area	916.0 sqm

AGENT

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- > Two freestanding buildings with flexible layouts
- > Two (2) separate titles
- > High ceilings & roller door access
- > Multiple office spaces
- > 22m street frontage
- > Excellent connectivity – walking distance to Sydenham Station & Marrickville Metro Shopping Centre

An exceptional opportunity to secure a premium industrial investment in one of Sydney's most dynamic and evolving precincts.

The property is underpinned by a new lease to a quality, long-standing tenant, delivering strong returns and future flexibility with a building configuration well-suited to multiple tenancies or subdivision.

French Fripe, part of the world's largest network of vintage clothing wholesalers, occupies the premises, ensuring reliability and stability. Surrounded by popular neighbours such as Double Tap Coffee, ONA Café, The Factory Theatre, Vic on the Park Hotel, Gelato Messina, breweries, restaurants, and specialty retailers, the location is vibrant and in demand.

*All amounts, areas and distances are approximate