

# Raine&Horne.<sup>®</sup> Commercial

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MARRICKVILLE  
159-163 Victoria Road

1030 sqm

Redevelop  
Repurpose  
Revolutionise - MIXED USE ZONING

Auction 14th April 2026

Discover an exceptional opportunity to acquire a high-profile freestanding industrial holding in the heart of Marrickville's rapidly evolving neo-industrial neighbourhood. Perfectly positioned within one of the Inner West's most in-demand commercial corridors, this substantial site offers outstanding potential for redevelopment, repositioning, or long-term investment.


Set on approximately 715 sqm of land, the property features an existing industrial building ideal for repurposing or future redevelopment (STCA). With three commanding street frontages, including major exposure along Victoria Road, the property stands prominently on the corner of Mitchell Street and also benefits from convenient rear lane access, enhancing functionality for a wide range of uses.

The sale includes a short-term leaseback, providing immediate holding income while purchasers prepare redevelopment or repositioning plans – a rare offering in such a tightly held location.

Property ID	L1195870
Property Type	Industrial/Warehouse
Building / Floor Area	1030
Land Area	714.5 sqm

## AGENT

**Nicholas Smith**

 0407 787 288

 nsmith@rhcss.com.au

The site enjoys direct proximity to major catalysts including the approved \$1.5 billion Marrickville Timber Yards project, set to deliver approximately 1,200 new residences and 10,000 sqm of new public open space, and sits opposite the recently completed Wicks Park and MADE Marrickville developments delivered by Toga.

Its strategic location is further boosted by being just 800 metres from Sydenham Station, offering access to the new Metro line.

#### Key Highlights:

- > Be a central part of the revolution
- > Zoned Mixed Use with an existing floor space ratio of 2:1
- > Surrounded by major new developments, including the approved \$1.5B Marrickville Timber Yards and opposite Wicks Park and MADE Marrickville
- > First time offered in over 30 years
- > Prime Inner West location in Marrickville's emerging neo-industrial precinct
- > Freestanding building with three street frontages and high exposure on Victoria Road
- > Corner position at Mitchell Street plus rear lane access
- > Offered with short-term leaseback for immediate holding income
- > 715sqm landholding with 24m Victoria Rd frontage and 30m Mitchell St frontage
- > Excellent redevelopment or repurposing potential (STCA)
- > High-demand suburb known for vibrant amenities, culture, and connectivity
- > Just 800m from Sydenham Station and the new Metro line

Don't miss your chance to secure a strategic foothold in one of Sydney's most dynamic and high-growth urban precincts. This is a rare offering combining scale, exposure, income, and future potential in a tightly held commercial corridors.

\*All areas, amounts and distances are approximate.