



**MARRICKVILLE**  
30-34 Smith Street

813 sqm

6 

## QUALITY FOOD FACILITY 813sqm INVEST OR OCCUPY

### Auctioned

- Being offered on behalf of the liquidators


Jirsch Sutherland


- 813m<sup>2</sup>\* building – two Levels of warehousing, manufacturing and offices
- Currently operating as a food manufacturing facility by an artisan wholesale bakery
- Valuable parking at the front of the building for 6 vehicles plus an off street loading bay
- Grease trap, commercial ventilation, cool room and freezer are all included as part of the sale
- Roller shutter access to both levels of the building
- Within walking distance of Sydenham Station and Marrickville Metro Shopping Centre

<b>Property ID</b>	L1197947
<b>Property Type</b>	Industrial/Warehouse
<b>Building / Floor Area</b>	813
<b>Car Spaces</b>	6
<b>Land Area</b>	543.0 sqm

### AGENT

**Nicholas Smith**

 0407 787 288

 nsmith@rhcss.com.au

- Surrounded by popular neighbours including a choice of breweries, caf  s, theatres and more

AUCTION DATE & TIME: Tuesday, 23rd April 2024 at 10:30am

AUCTION VENUE: Mezzanine Level, 50 Margaret Street, Sydney & Online