

Raine&Horne. Commercial

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MARRICKVILLE
49/76B Edinburgh Road

223 sqm

3 

Impressive Industrial Unit of the Highest Quality - 223sqm Plus 3 Car Spaces

Auctioned


Here is your chance to acquire a uniquely appealing premises that benefits from its stand-alone position in one of the Inner Wests most modern complex's. Made up of high-clearance, clear span warehouse and modern light filled office accommodation.


- > Will appeal to both owner occupiers and investors
- > Current Lease expires 30th September 2025 (Potential to occupy earlier). Passing rental \$96,000 Per Annum + GST
- > A strategic location for your business or investment
- > Neighbours include the Marrickville Metro Shopping Centre, The Vic on the Park, Factory Theatre, Crossfit 168 and popular breweries
- > 223m2* building area plus 3 car spaces

Property ID	L14650714
Property Type	Industrial/Warehouse
Building / Floor Area	223
Car Spaces	3

AGENT

Nicholas Smith

 0407 787 288

 nsmith@rhcss.com.au

- > 7 metre high, clearspan warehouse
- > Modern, open plan, airconditioned office
- > 4 camera CCTV system and alarm
- > Motorised roller door, 3 phase power and wide driveways for easy access
- > Semi-trailer and container access plus shared container spot directly opposite the warehouse which can only be used by industrial units on the level
- > 1 kilometre* from Sydenham metro station and 7kms* from Sydney CBD
- > A central & appealing position with all the amenities that Sydney's Inner West has to offer at your doorstep

*All amounts, areas and distances are approximate

Auction Details:

For Sale by Auction on Thursday, 20th March 2025

In Rooms & Online, 50 Margaret Street, Sydney NSW 2000