

# Raine&Horne. Commercial

MARRICKVILLE  
27-37 Cadogan Street

2736 sqm

## 2,736m<sup>2</sup> Freestanding Industrial Building In Evolving Inner West Hot Spot

### Sold

27-37 Cadogan Street offers a rare opportunity in one of Sydney's most popular and vibrant locations. This is an outstanding opportunity to land bank and benefit from both rental reversion and capital growth in an area that is known for limited supply and strong demand.

The prominent freestanding building offers 3 street frontages and immediate rental income with a lease in place to Vannella Cheese, an established cheese manufacturing business. In an area that has seen strong rental growth, buyers can look forward to a significant increase in return with the next market review at the option if exercised in March 2027.

Looking to the future the building has a flexible floor plan and has a zoning that allows for a range of uses. Permissible uses include General Industries, Warehouses, Hardware and Building Supplies, Take away food and drink premises, Industrial Retail outlet, Industrial Training Facilities, Light Industries, Neighbourhood Shops, Warehouse or Distribution Centre and more subject to approval.

In an exciting and evolving suburb in Sydney's Inner West, here you are 700 metres from

Property ID	L21338890
Property Type	Industrial/Warehouse
Building / Floor Area	2736
Land Area	1777.0 sqm

### AGENT

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Sydenham Station where you can access the new Metro line. The property is in an area that includes popular eateries, theatres and entertainment venues, only 7 kilometres from Sydney's CBD.

#### Key Features:

- > 2,736m<sup>2</sup> Industrial Building combining offices, manufacturing and warehousing
- > Frontages to Cadogan Street, Saywell Street and Cadogan Lane
- > Leased until February 2027 with 2 × 5 year options
- > Currently returning \$425,764 per annum + GST
- > Potential to significantly increase returns through rental reversion
- > Annual increases and market rent review at the option if exercised.
- > Tenant pays building insurance and water rates
- > 3-phase power, 400 Amps
- > 91KW (340 panel) solar electricity system
- > Roller shutters both Cadogan and Saywell Streets
- > Popular neighbours including Baba's Place restaurant, Harris Farm Markets, Gelato Messina, a choice of breweries, cafés, theatres, restaurants 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, benefiting from new developments both completed and planned. It is a suburb known for its cool amenities and convenient accessibility. Don't miss out on this strategic opportunity for growth.

\*All amounts, distances and measurements are approximate.