

# Raine&Horne® Commercial

MARRICKVILLE  
138 Marrickville Road

115 sqm

2 

Prime Marrickville Road Opportunity  
High Exposure & Ready to Occupy  
Professional, Medical, We...

**\$60,000 Per Annum + GST Gross**

Located on bustling Marrickville Road, this semi-detached single-storey terrace offers exceptional visibility to both vehicle and foot traffic. With a blend of charming period features and modern upgrades including full network/data cabling, 138 Marrickville Road is a turnkey solution for a wide range of businesses.

Boasting E3 Productivity Support Zoning, the property is ideal for professional services, medical or wellness practices, or boutique retail. Just 500 metres from Sydenham Metro Station, and surrounded by Marrickville's vibrant mix of industrial, commercial, and hospitality venues, this is a location that connects convenience with character.


**Key Features:**

- > Rear lane access with on-site parking
- > High exposure on a major thoroughfare

Property ID	L21882927
Property Type	Retail
Building / Floor Area	115
Car Spaces	2
Land Area	221.0 sqm

**AGENT**

**Mathew Budzeuski**

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- > Network/data cabling, air-conditioning and security camera system,
- > Stylish blend of original features and modern upgrades
- > Surrounded by cafes, breweries, and thriving local businesses
- > E3 zoning allows for diverse commercial uses

Located on busy Marrickville Road with high exposure to vehicle and foot traffic, this semi-detached single-storey terrace is ready and waiting for a new tenant to occupy.

For more information or to arrange an inspection, contact Mat Budzeuski 0421 374 304 or Nicholas Smith on 0407 787 288.

\*All amounts are approximate