



**MARRICKVILLE**  
324 Victoria Road

270 sqm

## ATTENTION INVESTORS! TWO COMMERCIAL SHOPS & TWO UNITS - PRICED TO SELL

### Sold

Here is your opportunity to secure an investment property positioned in a prime position at the corner of Marrickville and Victoria Road, within the highly popular and evolving Inner West suburb of Marrickville. Buyers will benefit from immediate rental income, with the opportunity for rental uplift, and options to occupy part or the whole property in the future. 324 Victoria Road offers a perfect combination, with two commercial tenancies, and two separate residential units on the first floor.

Key features include:

- > Total of 4 tenancies
- > Shop 1 currently operating as a Travel Agency
- > Shop 2 currently operating as an Accountants Office
- > Two x one-bedroom residences on the first floor with rooftop access via common areas

Property ID	L22738065
Property Type	Retail
Building / Floor Area	270
Land Area	139.0 sqm

### AGENT

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> Secure leases

> Perfect as an income-producing investment, or for those that would look to occupy in the future

> Currently returning \$110,301.56 per annum excluding GST across all four tenancies

> Access to rooftop terrace

> Poised to benefit from a range of nearby developments and infrastructure upgrades

> Close to a range of popular amenities such as educational establishments, hospitals, shops, transport options, arterial roadways, café, restaurants, and bars.

\*All amounts are approximate