

Raine&Horne® Commercial

MARRICKVILLE
12/80 Edinburgh Road

108 sqm

2 

Solid Investment with Strong Returns
Industrial Unit with Food Approvals
Grease Trap
Commer...

For Sale
Contact Sammy D'Arrigo

Positioned within one of Marrickville's most tightly held industrial complexes, Unit 12/80 Edinburgh Road offers an affordable and high-quality Inner West investment opportunity.



Ideally suited to investors, this modern industrial premises is located directly opposite Marrickville Metro Shopping Centre and within walking distance of Sydenham Station, the Sydenham Metro Line, and a wide range of popular lifestyle amenities.

Key Features:

- > Ground Floor: 89sqm (Strata Plan)
- > Mezzanine: 19sqm (Strata Plan)

| | |
|-----------------------|----------------------|
| Property ID | L23262985 |
| Property Type | Industrial/Warehouse |
| Building / Floor Area | 108 |
| Car Spaces | 2 |

AGENT

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- > Total Area: 108sqm (Strata Plan)
- > Additional air-conditioned office extension (approx. 45sqm)
- > Two registered car spaces
- > Modern industrial complex
- > Commercial kitchen
- > Grease trap
- > Gas connection
- > 3-phase power

Investment Highlights:

- > Brand new 3-year lease commencing 19 June 2026
- > Fixed 4% annual rent increases

This is a rare opportunity to secure a well-located, income-producing industrial asset in one of Sydney's most tightly held Inner West precincts.

*All amounts, areas and distances are approximate