



Raine&Horne® Commercial

MARRICKVILLE
54/76B Edinburgh Road

208 sqm

3

Impressive Business Unit Of The Highest Quality

\$2,100,000

Here is your chance to acquire a uniquely appealing premises in one of the Inner West's most modern complexes. Comprising of high-clearance, clear span warehouse and modern light-filled office accommodation, the property is being offered for sale by Raine&Horne Commercial.

- > Currently leased for \$83,790 per annum + GST with the current lease expiring 30/08/26
- > 5% annual increases, no option.
- > A strategic location for your business or investment
- > Neighbours include the recently expanded and refurbished Marrickville Metro Shopping Centre and the proposed Woolworths customer fulfillment centre
- > 208m2 building area plus 3 car spaces (total 256m2 on title)
- > 7m high warehouse + modern, open-plan, air-conditioned office

Property ID	L23361661
Property Type	Industrial/Warehouse
Building / Floor Area	208
Car Spaces	3

AGENT

Dane Henrich

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- > Motorised roller door, 3 phase power and wide driveways for easy access
- > 1km* from Sydenham Metro Station and 7km* from Sydney CBD
- > A central and appealing position with all the amenities that Sydney's Inner West has to offer right at your doorstep
 - All amounts, areas and distances are approximate.