



ANNANDALE
112 Pyrmont Bridge Road

3100 sqm

**ULTIMATE CITY FRINGE SHOWROOM, OFFICE &
WAREHOUSE**
1,589m² LAND
3 STREET FRONTAGES

Sold

Here is an unmissable opportunity to secure a building offering a combination of street presence, showroom, office space and high-clearance warehousing. Rarely found on the city fringe of this magnitude this 3-level building is perfect for an array of business uses. The property is ideal for owner occupiers seeking a freehold property for their business or investors seeking a quality multi-tenanted investment with strong market rental appeal. The new owner of this property will be dancing for joy should they reap the benefits of what is projected to be one of the city fringe's high-growth locations with a potential rezoning as part of the Parramatta Road renewal plans.

- > The building can be accessed from Water St, Gordon St, Cahill St & Pyrmont Bridge Road
- > Building area of 3,100m²*
- > Holding Income currently returning \$70,000* per month plus GST

Property ID	L24399744
Property Type	Showrooms/Bulky Goods
Building / Floor Area	3100
Land Area	1589.0 sqm

AGENT

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- > Potential planning upside including via the Parramatta Road Urban Renewal Strategy
- > Offers immediate access to Sydney CBD, Newtown and Glebe town centres and a choice of transport options
- > Close to a range of popular amenities such as educational establishments, hospitals, shops, arterial roadways, cafés, restaurants and bars

*All amounts, areas and distances are approximate