

Raine&Horne. Commercial

MARRICKVILLE
Ground Floor/239 Marrickville Road

90 sqm

Ground Floor Retail Shop in High Traffic Location
Next Door to Newly Opened McDonalds

\$55,000 Per Annum + GST Gross

This is a fantastic opportunity to establish your business right in the centre of Marrickville Road's vibrant shopping and eatery hub.

239 Marrickville Road enjoys a prominent high foot and vehicle traffic location at Marrickville Road and Illawarra Road's busy street intersection and is anchored by the brand-new McDonalds restaurant next door.

- > Suitable for retail, professional or medical uses
- > Internal area of approximately 90sqm
- > Glass frontage, business signage and excellent exposure
- > Air-conditioning and hi-tech lights
- > Kitchenette, toilet and storage

Property ID	L25989793
Property Type	Retail
Building / Floor Area	90

AGENT

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- > Rear access via common walkway
- > Ample street parking and council car parking for visiting customers
- > Short walk to bus stops and easy access to Marrickville train station and Sydenham metro station
- > Available from 1st March 2026

*All amounts, areas & distances are approximate