

**LEICHHARDT**  
163 Norton Street

315 sqm

## One of Leichhardt's Best Commercial Investment Property Up for Grabs

### Auctioned

A precious opportunity to acquire this mixed-use freehold property with immediate secure income and future development upside. Strategically located at the busiest intersection in Leichhardt's commercial precinct, the property benefits from incredible vehicular and foot traffic 7 days a week in this popular Inner West suburb. Currently leased to a prominent licensed Italian restaurant, trading for over 15 years.

> 315sqm building area across two levels with On Premise Liquor Licence (Primary Service Authorisation)

> Strategically located in Norton Street precinct, one of Australia's 3 'Little Italy' Heritages

> Secure rental income leased to a prominent licensed Italian restaurant 'Aperitivo' which has been trading for over 15 years, on a secure 5 + 5 + 5 year lease with a rental of \$144,200 per annum gross plus GST

> 100% of Council Rates, Water Usage, Water Sewage and Drainage & Trade Waste Collection

Property ID	L28029215
Property Type	Retail
Building / Floor Area	315
Land Area	346.0 sqm

### AGENT

**Sammy D'Arrigo**

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paid by the tenant

> CPI Increase and Market Review at option

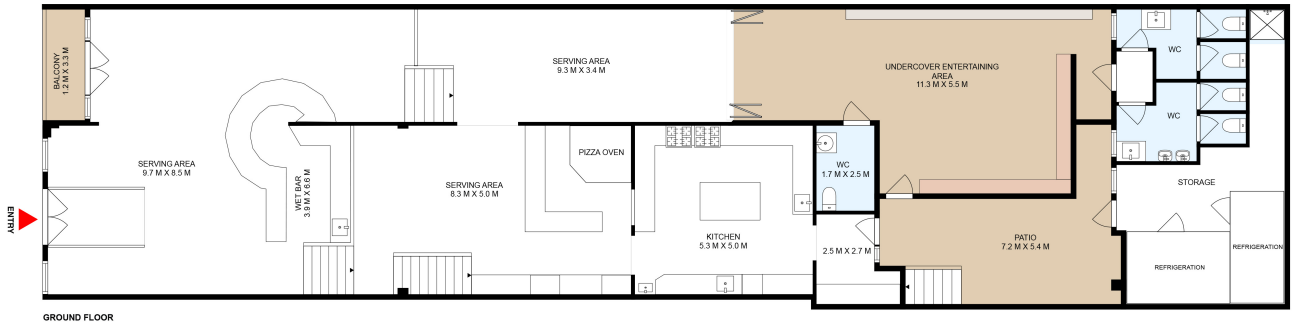
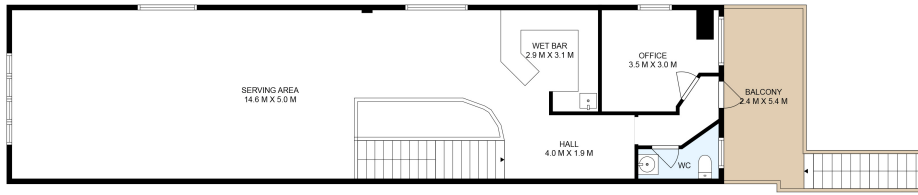
> Strategic position and prime location in the heart of Norton Street and surrounded by popular neighbours: Bar Italia, The Royal Leichhardt, Mezzapica Café & Cakes, Café Jolly, Chemist Warehouse, Australia Post, Leichhardt Town Hall and Palace Cinemas

\*All amounts, areas and distances are approximate

Auction Details:

For Sale by Auction on Tuesday, 9th July 2024

In Rooms & Online, 50 Margaret Street, Sydney NSW 2000



**163 Norton Street, Leichhardt**



**DISCLAIMER:** Floor plan measurements are approximate and are for illustration purposes only. Whilst every attempt has been made to ensure the accuracy of this floor plan, it does not constitute part of any legal documents, and therefore no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.

**Raine & Horne**  
Commercial