

Raine&Horne. Commercial

MARRICKVILLE
37 Sydenham Road

370 sqm

Recently Renovated, Affordable & in a Prime Position
Industrial 60m from Sydenham Station

Sold

Occupying a high-exposure position just 60 metres from Sydenham Metro Station, 37 Sydenham Road has recently undergone a substantial renovation and impressive transformation, delivering a fresh presentation with standout street appeal. The property now offers a compelling blend of value, connectivity and versatility, making it an exceptional opportunity for owner-occupiers or investors alike.

Positioned in the heart of a thriving industrial, lifestyle and hospitality precinct and moments from popular breweries, distilleries, cafés and theatres, the space is primed to accommodate a wide range of commercial uses in one of the area's most dynamic locations.

> 370m²* Building, 287m²* Land

> Potential to improve and reap the rewards

> Would suit a wide range of uses

Property ID	L34753624
Property Type	Industrial/Warehouse
Building / Floor Area	370
Land Area	287.0 sqm

AGENT

Luke Smith

📞 0416 281 577

✉️ lsmith@rhcss.com.au

- > Ground floor showroom, factory and warehouse
- > Bathroom & shower amenities on each level with a kitchenette on the ground floor
- > Ample 3 phase power and solar system installed
- > A strategic location for your business and investment
- > Within walking distance of Sydenham Station and the Metro Rail
- > 450 metres* from TOGA's Wicks Place development including Harris Farm, 270 apartments and more
- > Popular neighbours including a choice of breweries, cafés, theatres and more
- > A central, appealing and strategic position with all the amenities the Inner West is famous for, right at your doorstep

It is in a surprisingly affordable price range, making this an exciting opportunity to secure your place in the heart of Marrickville's vibrant and evolving industrial precinct.

*All amounts, areas and distances are approximate