

Raine&Horne. Commercial

FIVE DOCK
201 Parramatta Road

290 sqm

6 

Attention Investors & Occupiers
Outstanding Commercial/Residential Building
Best Value in the...

Contact Sammy D'Arrigo

Attention Investors & Future Occupiers – an exceptional opportunity to secure a value-packed mixed-use freehold.

Perfectly positioned in a high-exposure location just moments from the Sydney CBD, this value-packed dual-level freehold presents an outstanding opportunity to secure immediate income with long-term upside.

Offering flexibility, strong street presence and rear lane access, this versatile asset is ideal for investors, developers, or owner-occupiers seeking a strategic Inner West holding.


The property features rear access via Regatta Road to the lower level, providing convenient entry to storage and secure on-site parking for up to six vehicles.

The ground floor (approx. 142m²) has been recently refurbished and is currently configured as quality office space, comprising multiple offices, kitchen and breakout area, bathrooms, and

Property ID	L39620721
Property Type	Retail
Building / Floor Area	290
Car Spaces	6
Land Area	190.0 sqm

AGENT

Sammy D'Arrigo

 0414 461 693

 sdarrigo@rhcss.com.au

storage.

The flexible layout allows for straightforward conversion to retail or showroom use if required.

The first floor comprises a well-maintained, self-contained one-bedroom residence (approx. 43m²), suitable for residential rental, commercial use, or owner accommodation.

Both levels benefit from separate entrances and can be leased independently, allowing for dual income streams or a live-and-work arrangement.

Key Features:

- > Ground floor commercial/retail space – approx. 142m²*
- > Separate 1-bedroom residence or office – approx. 43m²*
- > Basement/storage/garage – approx. 105m²*
- > On-site BASEMENT parking for up to 6 vehicles
- > Mixed-use freehold
- > Rear lane access via Regatta Road
- > Potential for dual income or future redevelopment (STCA)
- > Total site area: approx. 190m²*
- All amounts, areas & distances are approximate