

# Raine&Horne. Commercial

WEST RYDE  
1066 Victoria Road

152 sqm

6 

## Convenient & Cost-effective Freestanding Commercial Shop Top

### Sold

Take advantage of this fantastic commercial shop top opportunity positioned at the gateway of West Ryde along one of Sydney's major arterial roads carrying approximately 48,000 vehicles daily<sup>^</sup>. On offer is an exciting entry level two storey building with ground floor shopfront and multiple offices/workshop areas that would suit new business owners, first time commercial buyers/investors or those looking for the benefits of home occupation mixed with commercial/retail uses (STCA).

West Ryde is only 8.4km\* from Parramatta CBD and 16.7km\* to Sydney CBD and as per the 2020 Local planning strategic statement is set to have its own Master Plan prepared in 2025 to boost local development and trade.

The subject site is located 25m\* from the corner of Adelaide Street & Victoria Road and is conveniently located in short walking distance to West Ryde Public School (250m), West Ryde Hotel (400m), West Ryde Railway Station (850m) & West Ryde's town centre (1km).

Situated on 256 sqm\* of land, the site falls within a E3 Productivity Support zoning allowing

|                       |           |
|-----------------------|-----------|
| Property ID           | L30060922 |
| Property Type         | Retail    |
| Building / Floor Area | 152       |
| Car Spaces            | 6         |
| Land Area             | 256.0 sqm |

### AGENT

Sean Czuczman

 0414 555 449

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for a variety of different uses such as specialty retail shops, office, light industry or home occupation (STCA).

Key Highlights:

- Site Area: 256sqm\*
- Building Area: 152sqm\*
- Ground floor showroom area fronting Victoria Road
- Includes 5 offices that would suit either admin or workshop uses.
- Easy rear lane access for six (6) onsite car spaces.
- Split system air conditioning systems throughout
- Fully alarmed with camera system
- Fitted out kitchen amenities on ground floor
- Bathroom facility, external w/c and an additional external lockable storage room.
- Currently leased out on a flexible short-term lease at \$60,000 per annum.

Call the exclusive agents to arrange a viewing, Sean Czuczman 0414 555 449 and Christian Cirillo 0434 537 009.

\*Approximate

^Taken from NSW traffic volume viewer 2023 Station ID 9836-PR