

6 Mcfarlane St, Merrylands, NSW 2160

Sold - 8/04/2025

Retail Shop



SOLD AT AUCTION by Peter Tannous 0418 888 818

2 Shops 4 Office suites In The Merrylands CBD

Conveniently located opposite Stocklands Merrylands and 300m (approx) to Merrylands Bus and Train Station .

Property features include:

- * Total land area 457 sqm (approx.)
- * 2 Shops
- * 4 Office suites
- * Amenities
- * Secure parking for tenants
- * Ground floor retail shops including a Barber and a Lebanese bakery

Development Potential (subject to consolidation and Council Approval)

Gross Annual Income \$150,000 (approx.)

Annual Outgoings \$ 21,742.12 (approx.)

Cleaning \$9,600.00

Building Insurance \$6,170.00

Council Rates \$3,368.00

Sydney Water \$ 1,960.00

Electricity \$ 626.12

Please contact the exclusive agent for the information memorandum or to arrange an inspection today!

Listed By

Joe Bechara

Phone: (02) 9637 8555

Mobile: 0416 698 888

Open for Inspection

By Appointment.

