Australian Property Choice
426 Stoney Creek Road,
Kingsgrove NSW 2208

7&8/37-39 York Rd, Jamisontown, NSW 2750

$3,200,000

Industrial Land















Premium Showroom, Office & Warehouse Investment

Now Selling Lots 7 & 8 / 37-39 York Road, Jamisontown NSW

Two adjoining, dual-lot strata units in one of Penrith's most established industrial and commercial precincts. The property is offered with a long-term tenant in place, giving a secure and immediate return.

Open for Inspection

By Appointment.

Investment Highlights
• Long-term tenant in place, with rent of $10,083.33 per month including GST with an annual 3% increase commencing 1 Jan 2027
• Outgoings payable by the tenant, which supports a strong net return
• Six registered car spaces in total, with three allocated to each lot
• Prominent position with excellent exposure to York Road
• Rare opportunity to acquire two adjoining lots
The Property

Lots 7 and 8 combine a high-quality showroom and office presence with functional warehouse space.

Lot 8
• Warehouse of approx. 17.85m x 11.85m
• Separate office of approx. 4.85m x 3.45m
• Bathroom with shower and additional WC facilities
• Roller door access with 4.2m clearance
• Three registered car spaces

Lot 7
• Warehouse of approx. 17.85m x 9.45m
• Roller door access with 4.2m clearance
• Mezzanine level with a large open-plan office workspace, four private offices, storage, an electronics/comms room and two WCs
• Staff room with extensive cabinetry, a dishwasher and plenty of storage
• Three registered car spaces

Listed By
Abdul Moussalli
Phone: (1300) 776 778
Mobile: 0412 800 400

Listing Number: 3563439

Every precaution has been taken to establish accuracy of the information above, but does not constitute any representation by the vendor or real estate agent.