

89 Ware St, Fairfield, NSW 2165

CONTACT AGENT

Retail Shop



Prime Investment Opportunity with Dual Income & Future Devel

Century 21 Vasco Group presents an outstanding investment opportunity positioned in the vibrant heart of Fairfield CBD. Boasting rare dual street frontage and multiple income streams, this versatile mixed-use property offers immediate rental returns alongside exciting future development potential (S.T.C.A).

Open for Inspection

By Appointment.

Perfectly located just moments from Fairfield Railway Station, Fairfield Forum, Neeta City Shopping Centre, local schools, parklands, and a diverse selection of restaurants and cafés, this property enjoys exceptional exposure and convenience within one of Western Sydney's most active commercial precincts.

Property Details

- Total Floor Area: Approx. 236m²
- Site Area: Approx. 215m²
- Maximum building height 39m approx.
- 4:1 Floorspace Ratio
- Dual street frontage enhancing accessibility and exposure
- Zoned MU1 Mixed-use configuration offering flexible investment options

Features:

Ground Floor – Commercial Retail Premises

- Established retail shop with excellent street exposure
- Separate office space suitable for professional or administrative use
- Two bathrooms for commercial convenience
- Lock-up garage providing secure parking or additional storage
- High visibility location benefiting from strong pedestrian traffic

First Floor – Residential Accommodation

- 2 Well-proportioned bedrooms
- Master bedroom featuring its own private balcony

Listed By

Binh Huynh

