

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

- Ground floor securely leased until July 2031 plus a 5 year option
- Ground Floor retail generating an income of \$94,380\* per annum Inclusive of GST with fixed 4% Annual Increases
- Total ground and first floor income \$120,380\* per annum
- Total Floor Area: Approx. 236m<sup>2</sup>
- Site Area: Approx. 215m<sup>2</sup>
- 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

### Listed By

Binh Huynh

