

Parramatta, NSW 2150, address available on request

Sold - 26/03/2020

Commercial Shop



**SOLD AT AUCTION BY ROCCO RANIERI 0412 242 184**

Whole Commercial Floor - PARRAMATTA CBD

<https://auctionnow.com.au/home/properties/58577#/manage-auction>

- Absolute rare and unique commercial property offering
- 440m2 office area - strata office
- Open floor plan work areas plus 4 partitioned offices plus boardroom and additional meeting room, off reception
- Excellent condition and presentation
- Internal amenities
- 4 security car spaces
- Security lift access to floor
- Potential to subdivide floor into multiple tenancies
- Currently leased to The Smith Family - lease expires August, 2020 - (Passing rental \$169,000 pa approx. plus gst)
- Strategically located close to the law courts / transport / easy access in and out of the CBD, in the Western Quarter near Parramatta Park
- Multi-level council carpark directly opposite
- Equally suit investors / owner-occupiers
- Strong potential for future redevelopment (subject to council approval)
- Opportunity not to be missed - both short and long term gain
- Balcony access with district views - floor to ceiling windows allows ample natural light / northerly aspect
- Break out / kitchen area

Contact:

Rocco Ranieri

0412 242 184

**Open for Inspection**

By Appointment.

**Listed By**

Rocco Ranieri

Phone: (02) 9630 4888

