

**Parramatta, NSW 2150, address available on request**

**JUST LISTED**

Medical/Consulting



**Parramatta CBD - Commercial office suite**

- 103m<sup>2</sup> approx
- 1 under cover security car space
- Well presented and open plan with ample natural light
- Shared bathroom room facilities in a very well maintained commercial building
- Highly convenient location close to light rail stop, Coles, post office and cafes
- Currently leased on a month to month basis to a well-established tenant
- Passing rent is \$32,181 pa + gst (Market potential rental is \$40K pa + gst)

**Open for Inspection**

By Appointment.

Outstanding opportunity to get a foothold into the Parramatta commercial market in a well presented commercial building which is extremely well maintained by the strata agent

Whether you are investing or occupying this property represents a wonderful commercial opportunity.

Council rates: \$450 per quarter\*

Strata levies: \$2,935.30 per quarter\*

Water rates: \$30 per quarter\*

\*approx

**DISCLAIMER:** "All information contained herein is gathered from sources we believe to be reliable. However, R&W Parramatta cannot guarantee its accuracy and interested persons should rely on their own enquiries"

**Listed By**

Rocco Ranieri

Phone: (02) 9630 4888



Listing Number: 3518172

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.

Page 1 of 1