

2 & 3/50-52 Lyons Rd, Drummoyne, NSW 2047

For Sale Guide \$1,900,000 -
\$2,000,000

Hotel/Motel



HIGH EXPOSURE SHOPS IN PRIME CORNER POSITION

High exposure commercial opportunity with existing tenancy

- Positioned for maximum exposure
- Versatile commercial space with Quality tenant
- Booming location

Open for Inspection

By Appointment.

Commanding a high profile corner position near Victoria Road, in one of the inner west's most sought after locations is this ground floor premises.

The Odeon complex is located at the hub of Drummoyne's retail centre, adjacent to extensive parking and excellent bus transport and with high visibility to vehicle and pedestrian traffic.

Key features include:

- Massive 167sqm GLA with internal seating with floor-to-ceiling glass frontage to Lyons Road
- Current tenancy till 2027 with an option of 5 years.
- High quality tenants within this successful mixed-use development include cafe, boutique and service businesses
- Adjacent retail properties include IGA Supermarket, Commonwealth Bank, specialty fashion outlets, beauty, health, professional service providers and fresh food retailers, which attract high levels of pedestrian shopping activity
- Two parking spaces with 2 storage areas in underground security parking area
- A central arcade runs through the building to the Council car park on Marlborough Street, providing over 65 public car spaces

For further information or to arrange an inspection, please contact Michael on 0411 641 662.

Total Area: 205 sqm

Annual Rental Income: \$90,000 plus GST

Tenant outgoings: \$10,000 plus GST

Listed By

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