

### 617-619 Parramatta Road LEICHHARDT NSW

On offer is this exceptional opportunity for buyers or investors to secure a prime light industrial property and capitalise on its numerous creative possibilities. Occupying a great position central to the best of the inner west, this large streetfront showroom features a spacious 446sqm floorspace with high factory ceilings and dual street access. The freehold building is centrally located in a location undergoing rapid urban renewal with many future possibilities for upgrade, commercial or residential development (STCA).

Just 6km to the CBD, walk to trains, buses and Norton Street

Presented in great condition and well maintained throughout

Spacious open plan layout with a loading dock at both ends

Currently tenanted and earning \$73,000pa in rental income

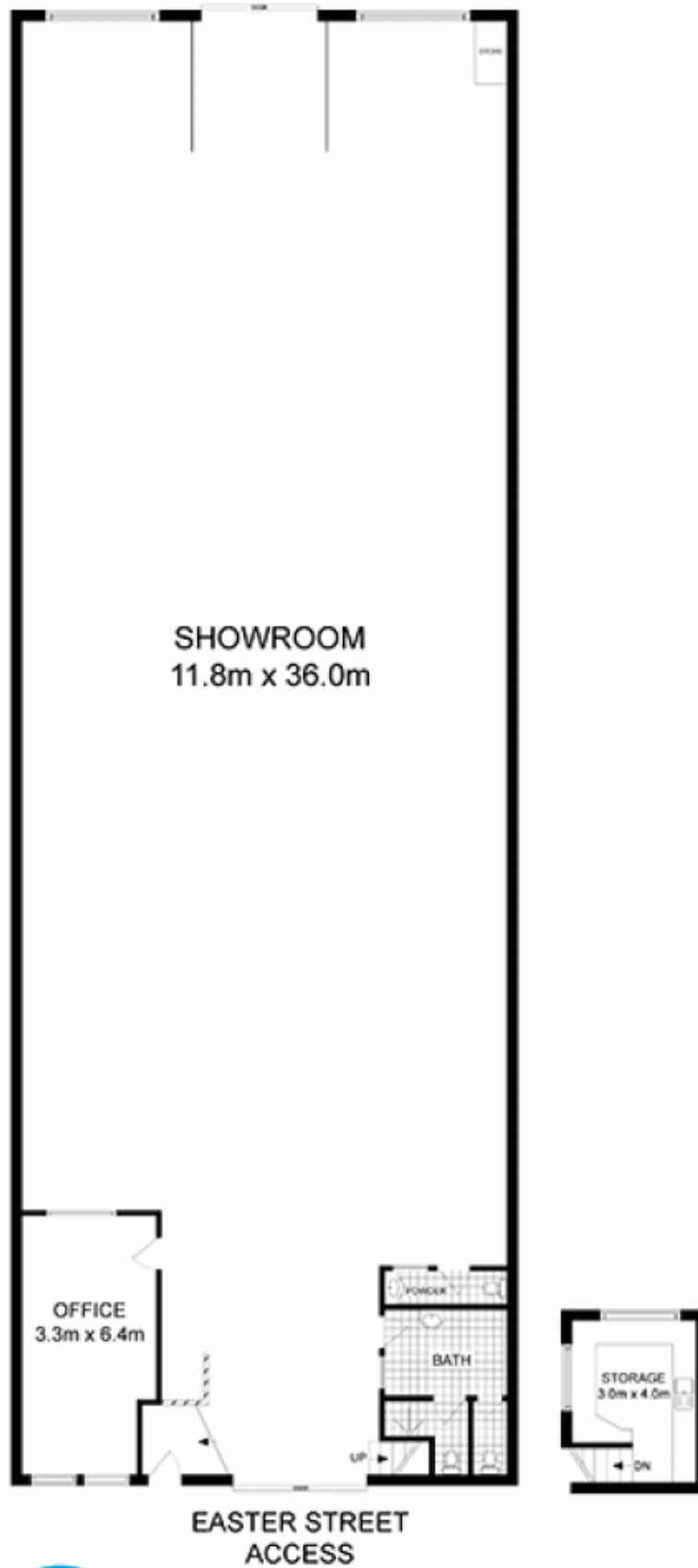
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**Joe Rizzo**  
02 9712 3938



**Marcello Biviano**  
02 9712 3938



**PRB**  
Real Estate



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LEICHHARDT

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