



# Fully Leased Retail Investment

Retail • Medical/Consulting • Offices

168-172 Merrylands Road, Merrylands, NSW 2160

**Floor Area:**

445 m<sup>2</sup>

**Land Area:**

445.00 m<sup>2</sup> (approx)

**For Sale**

Contact Agent

Auction: Tue 20-Apr-21 9:30AM



## Property Description

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Situated in the most prominent corner of Merrylands Road Retail precinct, and only 4 min (250m) walk to Merrylands Train station. This fully leased prime retail investment is ideal for the astute investor looking for strong returns in a highly sought after location.

- \* Property comprises of five (5) retail shops + one (1) office on the first floor
- \* Established tenants
- \* Future Development Upside (STCA)
- \* Land area 445 sqm Approx.
- \* Great signage and exposure to Merrylands Road
- \* Maximum building height of 65 metres (approx) & (FSR 3:1)
- \* Must be sold
- \* IM available upon request

AUCTION: 20 April at 9:30 AM  
Mezzanine Level, 50 Margaret Street, Sydney

Contact Exclusive Agent Alex Hezari on 0404 040 239, Hayden Arapa on 0435 221 335 or Phil Batten on 0498 880 067 to book an inspection for more information.

## Additional Details

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Tenure Type	Car Spaces
Vacant Possession	2

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