



## Invest, Occupy or Immediately Add Value

For Sale

For Sale \$2,150,000

For Sale

Other

266 Abercrombie Street, Darlington, NSW 2008

**Floor Area:**

140 m<sup>2</sup>

**Land Area:**

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



## Property Description

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Located in the middle of Redfern Station and the University of Sydney, this commercial terrace has enormous potential for either an owner occupier, investor or builder looking to add value (STCA).

Investors will have no issues securing a commercial tenant who will benefit from the enormous foot traffic directly at the front door and the additional income from the residential apartment on the first floor.

For owner occupiers, this is a rare chance to secure a freehold asset in one the most tightly held pockets of the Inner West / City Fringe. Locate your business on the ground floor and benefit from everything the location has to offer and either utilise the first floor for the business, as your residence, or generate a second income from the building.

Immediately add value through re-configuring and adding services to the retail component, cosmetic improvements to the residential, but most of all maximise the asset by capitalising any underutilised planning controls (STCA).

- Land area 108sqm\*
- Floor area 140sqm\*
- HOB 9m
- B1 Neighbourhood Centre
- Corner position

\*Figures are approximate

## Additional Details

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### Tenure Type

Vacant Possession

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