



## Iconic Corner With Massive Upside

Retail • Showrooms/Bulky Goods • Land/Development

4A Parramatta Road, Summer Hill, NSW 2130

**Floor Area:**

1 m<sup>2</sup>

**Land Area:**

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

For Sale

Contact Agent  
For Sale



## Property Description

- **Significant Development Potential**
- **Irreplaceable Parramatta Rd Location**
- **National Brand Tenant Investment**

- + 4 year lease to 2024
- + Greater of CPI or 2.5% rent increases
- + Net lease, tenant pays outgoings including management fees
- + Irreplaceable Parramatta Road 734sqm\* freehold corner with combined 55 metre\* frontage
- + Star Car Wash: 150+ locations
- + No further options in lease providing maximum flexibility
- + Unparalleled exposure to some 57,498 vehicles passing daily, near light rail & M4 Tunnel
- + Significant future development potential (STCA)
- + Net Income: \$229,036 pa\* + GST

## Additional Details

**Building**  
Whole

**Tenure Type**  
Tenanted  
Investment

4A Parramatta Road, Summer Hill, NSW 2130



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