



PARRAMATTA CBD INVESTMENT

Retail • Offices • Medical/Consulting

Retail 2, 140 Marsden Street, Parramatta, NSW 2150

Floor Area:

103 m²

For Sale

\$2,500,000.00

For Sale



Property Description

- **Landmark corner**
- **Impressive 2 level glass façade**
- **Leased to blue chip tenant "Kumiho"**

Khoury & Partners have pleasure in offering for sale Retail 2, 140 Marsden Street, Parramatta.

This is a rare opportunity to purchase a space in one of Sydney's hottest retail destinations. Designed by multi award-winning Allen Jack + Cottier architects, together with celebrated Japanese/Australian architect Koichi Takada, this landmark corner is situated only metres from the new \$2.7 billion dollar Parramatta Square redevelopment.

With easy access to Parramatta's main transport HUB, Parramatta Light Rail, Parramatta Metro and Westfields, key property attributes include -

- Part of "V by Crown" Parramatta
- 103sqm* landmark corner
- Potential to add a mezzanine level doubling the floorspace
- Leased to blue chip tenant "Kumiho"
- Passing rental \$152,883.48 per annum gross plus GST
- Strong economic rental growth forecasted
- Dual Street frontage offering incredible intersection exposure
- Impressive 2 level glass façade
- 6.66m* direct frontage to Marsden Street
- 5.93m* combined frontage to Hunter Street intersection
- Zoned B4 mixed use
- 129.5sqm alfresco outdoor dining available
- Surrounded by other high-end operators
- Directly adjoining "Sky Hotel Suites" plus 514 residential units above
- 1 secure car space

For more information, please contact the exclusive selling agents.

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Additional Details

Building
Partial

Municipality
Parramatta

Zoning
B4 mixed use

Tenure Type
Vacant Possession

Car Spaces
1

Parking Comments
1 secure car space

Retail 2, 140 Marsden Street, Parramatta, NSW 2150



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