

102 Addison Road Marrickville, NSW

Prominent Exposure in Central Marrickville

Located in the heart of Marrickville, this opportunity is hard to miss! Featuring a 183sqm commercial shop space with rear lane access and B4 Mixed Use Zoning suitable for a mixed-use development + 2-bedroom apartment upstairs. Investors will appreciate the opportunity to capitalise with a potential rental return of approximately \$80,600 per annum! Located close to many popular Marrickville eateries and establishments + only a short commute to Sydney Airport and Sydney CBD! Don't miss out on this excellent opportunity.

Features include:

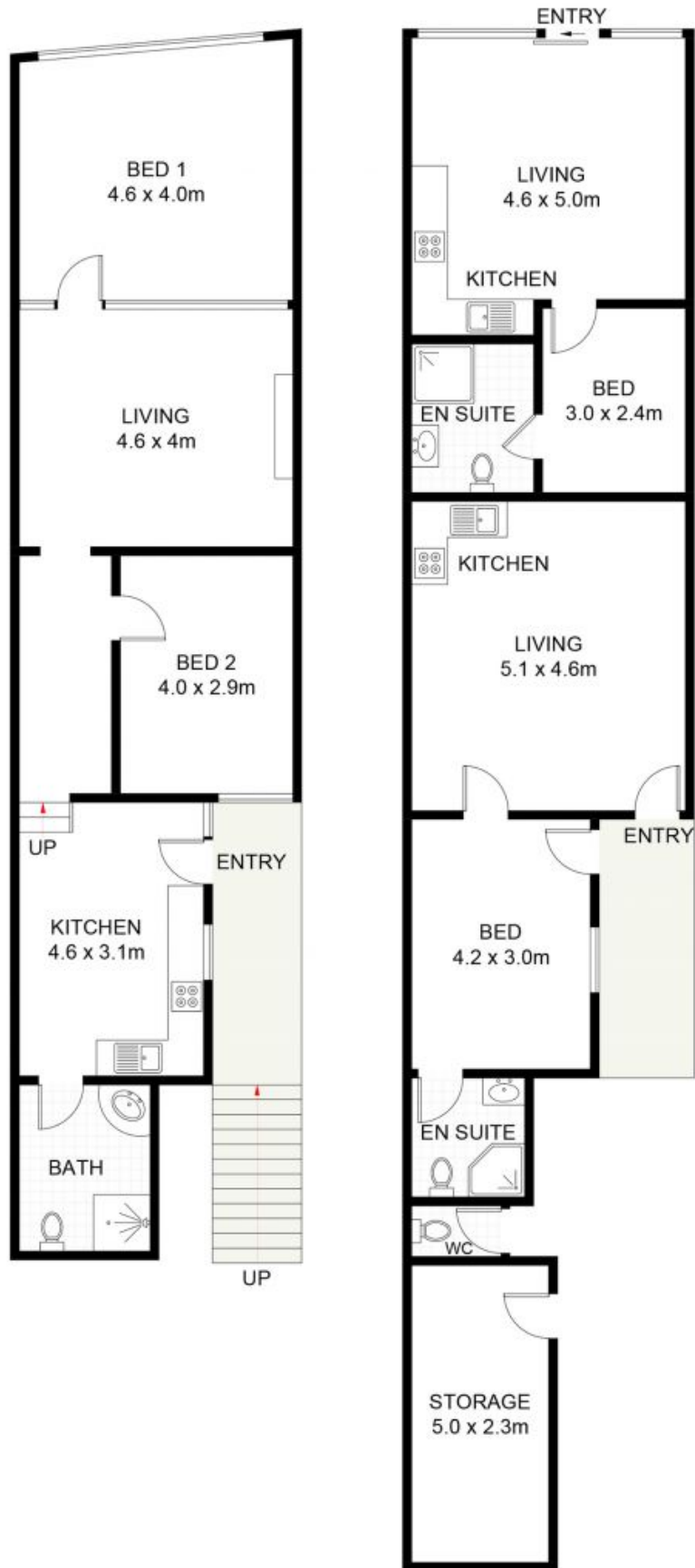
- B4 Mixed Use Zoning suitable for a mixed-use development
- FSR 1:75
- Commercial shop space of 183sqm with rear lane access

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Scale in metres indicative only. Dimensions are approximate. All information contained herein is derived from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own inspections. We do not warrant any contents, fixtures or fittings.