



PRIME POSITION + ENORMOUS POTENTIAL

Site of approx. 371.5m², FSR of 1.75:1
55 Addison Road, MARRICKVILLE

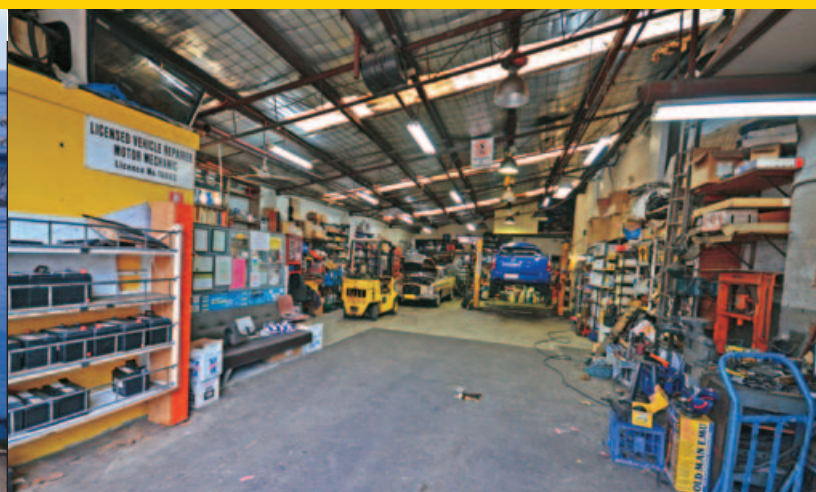
Auction:
Tuesday, 4th August 2015 at 10.30am

Venue:
Auctionworks 50 Margaret Street, Sydney

Agent:
Luke Smith 0416 281 577
Nicholas Smith 0407 787 288

9572 8855

- Zoned B5 Business Development & Identified as 'B' on Marrickville Councils Key Site Map allowing Residential accommodation STCA
- Suitable for a wide range of uses or developments STCA
- 12.19metre frontage to Addison Road & rear access via Fahey Lane
- Existing single storey Industrial Building
- Currently used as a panel beating workshop
- Near all of the lifestyle amenities that the Inner West has to offer
- A rare opportunity – opportunities to purchase sites like this are rare



FREEHOLD INDUSTRIAL ZONED B7 BUSINESS PARK

SURPRISINGLY AFFORDABLE
45 Pemberton Street, BOTANY

Auction:
Tuesday, 28th July 2015 at 10.30am

Venue:
Auctionworks 50 Margaret Street, Sydney

Agent:
Nicholas Smith 0407 787 288
Geraldine McShane 0419 242 900

9572 8855

- Land Area of 196m²
- Flexible Zoning B7 Business Park
- Open plan ground floor factory
- Currently operating as a mechanical workshop
- Will suit both owner occupiers & Investors
- Genuine sale! Affordable price range! Vendors relocating
- Best value in the area



SIZE, POSITION & POTENTIAL

OCCUPY, INVEST, LIVE OR VALUE ADD 85-87 Wardell Road, DULWICH HILL

Auction:
Tuesday, 4th August 2015 at 10.30am

Venue:
Auctionworks 50 Margaret Street, Sydney

Agent:
Luke Smith 0416 281 577
Filippo D'Arrigo 0416 118 621

- Shop and 2 x renovated 3 bedroom units
- Land of approximately 537.5m², this is a rare find in Sydney's Inner West
- Ground floor corner shop of approx. 88m² plus 29m² storage
- Additional signage income
- Flexible Neighborhood Business zoning allows for a wide range of potential uses or developments STCA
- An opportunity that offers value and potential for investors, owner occupiers and developers
- Highly popular suburb in Sydney's inner west
- A great place to both live and work

9572 8855

Selection of properties **SOLD** by

**Raine&Horne[®]
Commercial**

14/34-36 Ralph St, Alexandria	Industrial Strata	\$930,000
78-80 New Canterbury Rd, Petersham	375m ² Site	\$2,920,000
724 Botany Rd, Mascot	Commercial Investment	\$2,710,000
380 Princes Hwy, St Peters	Industrial Freestanding	\$2,828,000
5/2-4 Bolton St, Sydenham	Industrial Strata	\$750,000
236-238 Illawarra Rd, Marrickville	Development Site	Undisclosed
402 Liverpool Rd, Croydon	Development Site	\$6,490,000
175 Enmore Rd, Enmore	Shop + Residence	\$1,670,000
168 Belmore Rd, Rivermore	Retail Investment	\$1,610,000
284 Marrickville Rd, Marrickville	Retail	\$1,750,000
24 & 26-28 Smith St, Marrickville	Industrial Freestanding	\$2,200,000
27-31 Milton St Nth, Ashfield	Industrial Freestanding	Undisclosed



402 Liverpool Rd, Croydon



236-238 Illawarra Rd, Marrickville

Raine&Horne Commercial continue to add to an already comprehensive database of tenants & buyers looking to acquire commercial & industrial property, investments & development sites. If you are considering a sale or lease of property whether it be now or making plans for the year ahead, feel free to call Raine&Horne Commercial's specialist team of consultants on **02 9572 8855**, to discuss how we can assist in achieving the best possible result.