



244 Marrickville Rd, Marrickville



## HUGE SHOPFRONT IN PRIME LOCATION

This huge shopfront occupying over two levels offers a frontage of more than 6 meters whilst occupying approx. 380 sqm internally. Located on the busy retail strip of Marrickville Road it offers all the transport and foot traffic you would need. With a bus stop outside the front door, 700m from Marrickville Train Station and with high exposure to pedestrians and drivers passing by.

- 380sqm approx. ground floor space plus additional second level
- Ground Level Approx. 200 sqm
- Second Level Approx. 180 sqm
- Prime position on busy retail strip
- Kitchen and multiple toilet amenities
- Rear lane access for many uses
- 700m away from Marrickville train station
- High Exposure
- Suitable for a wide range of uses
- B2 Zoning
- Outgoings: 50% Council, 50% Water & 50% Land Tax
- Rent: \$83,500.00 Net PA

200 m2

<b>Price</b>	\$83,500 PA
<b>Property Type</b>	Commercial
<b>Property ID</b>	672
<b>Land Area</b>	200 m2
<b>Office Area</b>	380 m2

### AGENT DETAILS

Ross Mournheis - 0419171469

### OFFICE DETAILS

Marrickville  
Shop 5, 345 Illawarra Road Marrickville  
NSW 2204  
02 9558 0388

**domain**  
property agents

Call Ross Mournheis on 0419 171 469 to discuss the opportunities and arrange a

viewing.

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