



VERSATILE 160SQM FIRST FLOOR COMMERCIAL SPACE

Versatile 160sqm Commercial Space – Ideal for Tutoring, Education or Professional Use

Positioned in a convenient Marrickville location, this spacious commercial premises of approximately **160sqm** offers a highly flexible layout suitable for a wide range of businesses.

The property is currently configured with **multiple separate rooms**, making it particularly well suited to **tutoring centres, education providers, training organisations, consulting rooms, offices or community-based uses**. Alternatively, the existing layout can be modified to create a more open-plan environment to suit your business requirements.

Features include:

- Approx. **160sqm of internal space**
- Multiple separate rooms with excellent flexibility
- Potential to convert to a more **open-plan layout**
- **Timber floorboards throughout**
- Private **balcony**
- Toilet facilities
- Excellent opportunity for a **tutoring or children's education centre**
- Suitable for a variety of professional, educational or consulting uses (STCA)
- **Owner willing to assist with minor works for the right tenant**
- **Dual street entry from Illawarra Road & Petersham Road**

This is an excellent opportunity for an incoming tenant looking for a generous and adaptable premises that can be tailored to suit their operation.

Enquire today to arrange an inspection and discuss how the space could be configured for your business.

Price	\$900 Per Week
Property Type	Commercial
Property ID	1890
Office Area	160 m2

AGENT DETAILS

Ross Mournheis - 0419171469

OFFICE DETAILS

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

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property agents

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