



532 Riley Street SURRY HILLS, NSW

Premium freehold investment with long term lease to Aje

Mercer Property are proud to present to the market for sale 532 Riley Street, Surry Hills.

Meticulously crafted by the award-winning Byron Bay based, Those Architects, and a finalist in this years Australian Interior design awards for best workplace, 532 Riley Street in Surry Hills has been re developed and converted into a highly functional, inspiring creative office & showroom space. This fantastic property offers purchasers the opportunity to acquire a well-leased freehold investment in one of Sydneys most tightly held city fringe destinations. The property is perfectly positioned for investors seeking a unique investment set within the epicentre of Sydneys fashionable digital and tech landscape. The property provides the perfect platform for investors seeking a world-class urban premises with exceptional design pedigree and state-of-the-art facilities.

Investment particulars as follows;

- 100% freehold interest
- Net Income - \$684,143.67 per annum
- Land Area - 427 sqm
- Building Area - 760 sqm
- Annual Increase - 4.00%
- 6-year lease term (commencement - 30 December 2020)

Type : Offices
Building Size : 760.00 m2