



## 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