



28-30a Montague Street BALMAIN, NSW

Landmark heritage building in the heart of Balmain

Mercer Property together with Bresic Whitney are pleased to present 100% freehold interest in 28-30a Montague Street, Balmain for sale by private treaty.

Arguably one of the finest commanding heritage corner freehold buildings that the inner-west has to offer, this freestanding building features many of the original heritage characteristics, whilst offering a creative office environment, a place to relish in contemporary thinking.

The building is one of very few commercial office buildings within such close proximity to The Bays Precinct and enjoys a commanding corner location just 4.5km* west of Sydney CBD and moments to cosmopolitan Darling Street. With a short-term lease profile, this building presents a wonderful opportunity to renovate and reset rents, own and occupy or convert to residential (STCA).

Investment Highlights:

- + 1,213.5sqm NLA
- + 733sqm site area
- + Short term passing Income
- + Possible Residential Conversion (STCA)
- + Ability to Own and Occpy
- + R1 General Residential Zoning - with existing use rights
- + 265 Watt Trina Solar Power System

Type : Offices
Building Size : 1213.50 m2