



269-271 Marrickville Road MARRICKVILLE, NSW

Substantial Corner Freehold leased to National Tenants

Mercer Property is excited to introduce 269-271 Marrickville Road, Marrickville for sale via Expressions of Interest.

This impressive property holds a prominent corner position along the rapidly evolving retail hub of Marrickville Road. It offers prospective buyers a unique opportunity to acquire a substantial five level mixed-use building currently leased to national tenants, Liquorland Australia, Vodafone and Hutchinson 3G. The property presents various income streams, making it an attractive prospect for investors and future owner-occupiers looking to benefit from immediate rental income and the potential for long-term capital appreciation.

Key Investment Highlights:

- Prime corner location, ensuring high visibility to both vehicular and pedestrian traffic.
- A generous land area of 398* square meters.
- A lettable space of 1,075* square meters spread across five levels.
- Expansive rooftop terraces, complete with a swimming pool.
- Spacious ground-floor retail space spanning 357* square meters with three street-facing fronts.
- A first-floor bordello/residence covering 379* square meters.
- Second floor features a four-bedroom residence with an ample swimming pool.

Type : Retail
Building Size : 1075.00 m2