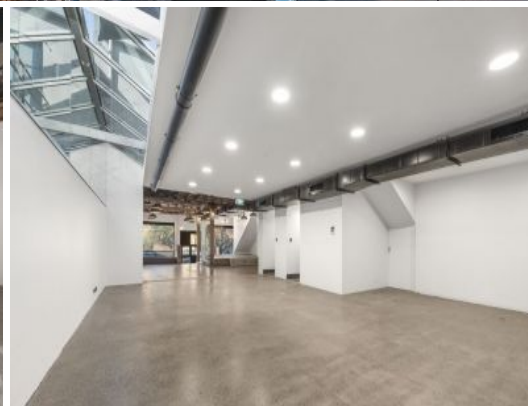


# MERCER PROPERTY



35 Glebe Street Glebe, NSW

## Reimagined Creative Office Building - Vacant Possession

Mercer Property is excited to present to the market for sale via negotiation as a reimagined creative office building, 35 Glebe Street, Glebe.

### Property Highlights:

Site Area: 230sqm \*  
Gross Building Area: 520.5sqm \* (including car parking)  
Zoning: R1 General Residential (with commercial use rights)  
Floor Space Ratio: 1.25:1  
Building Height 9m  
Potential Gross Income

## Contact Agent

**Type** : Offices  
**Land** : 230 m2  
**Building Size** : 520.5 m2

**Council Rates** : \$7,060.00/year (approx)  
**Water Rates** : \$1,100.00/year (approx)  
**Strata Rates** : \$0.00 p/q

**Tom Speakman**

0412 891 330

**Dillon Frain**

0416 867 155