

# GUNNING



## 175 Marrickville Road MARRICKVILLE NSW

**SOLD** - Located in the heart of Marrickville Road retail strip, surrounded by banks, service retails and well known restaurants / food Operators in the area.

Securely leased to Mitre 10 - Ground floor  
Gross annual income: \$188,307.81 per annum + GST  
479m<sup>2</sup> site area and 635.5m<sup>2</sup> building area.  
2 street frontages / rear access  
15m frontage - subdivide into 3 retail shops  
Future development potential under new MLEP. FSR 2.5:1  
Must be sold!

Auction: Thursday, 18th August 2011  
Venue: Level 3, 115 Pitt Street, Sydney

For further information or to inspect, please contact:

**Building Size** : 653 sqm  
**Land Size** : 479 sqm  
**View** : <https://www.gunningre.com.au/sale/nsw/inner-west/marrickville/commercial/retail/5730498>



**Daniel Gunning**  
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