



TENANTED INVESTMENT WITH DEVELOPMENT UPSIDE

Belroy Property are pleased to present to the market 12 Union Street, Parramatta. A superb opportunity to acquire this mixed use investment rarely found in Parramatta's CBD.

Key investment highlights include;

- + Long lease to secure tenant
- + \$172,561 per annum net return
- + Site area of 300 sqm approx.
- + Improvements of 425.5 sqm approx.
- + Zoned B4 Mixed Use
- + Floor Space Ratio of 6:1*
- + Height Limit of 54 metres*
- + Strategic CBD location close to amenities, Ferry Wharf and Parramatta Square.

*Subject to Council Controls

For a copy of the Information Memorandum or to find out more about this opportunity, please contact the exclusive marketing agents.

Expressions Of Interest close 11 July 2019 at 4pm.

Disclaimer: Belroy Property believe the information herein to be true and accurate,

300 m²

Price	SOLD
Property Type	Commercial
Property ID	447
Land Area	300 m ²
Office Area	425 m ²

AGENT DETAILS

Peter Karam - 0414 905 639

OFFICE DETAILS

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