

Sold

8

Unit 8 + 10, 142 James Ruse Dr, Parramatta



## OFFICE | WAREHOUSE | CAFE - OCCUPY OR INVEST - POTENTIAL FUTURE UPSIDE

Belroy Property as exclusive selling agents, are excited to offer for sale by Auction, Units 8 and 10 located at 142 James Drive, Parramatta. The properties present and outstanding opportunity for both investors, and owner occupiers alike.

These properties features a large portion of fitted-out office, high clearance warehousing and a cafe with outdoor seating area.

Key points summary:

- + Zoned IN1 - General Industrial (Parramatta LEP 2011)
- + 1,045sqm\* (Office 855sqm\* Warehouse 100sqm\* Cafe 90sqm\*)
- + 3 phase power
- + plug and play owner occupier opportunity (well presented fit-out in place); or
- + potential to renegotiate a lease to current tenant
- + existing café ready to occupy or negotiate new lease
- + rare offering with a limited supply of General Industrial property in Parramatta
- + close proximity to light rail stop (Tramway Avenue), Western Sydney University and Parramatta CBD
- + ample onsite parking
- + access to major transport hub and arterial road network
- + generous unit entitlement of 12.7% on a site area of 10,000sqm\*
- + well positioned for future redevelopment upside (subject to Planning Authority Approval)

<b>Price</b>	SOLD for \$5,890,000
<b>Property Type</b>	Commercial
<b>Property ID</b>	770
<b>Office Area</b>	855 m2
<b>Warehouse Area</b>	100 m2
<b>Building Area</b>	Retail - 90 m <sup>2</sup>

### AGENT DETAILS

Peter Karam - 0414 905 639  
Sam Agostino - 0413 901 919

### OFFICE DETAILS

Belroy Property  
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**belroy**