







GROUND FLOOR SUITES | FULLY LEASED | 204 SQM + PARKING

4

Price	SOLD
Property Type	Commercial
Property ID	945
Land Area	0 m2
Office Area	204 m2

Belroy Property is pleased to present Shops 3, 4 & 5, 18 Ross Street, Parramatta for Sale by Private Treaty.

This is an outstanding opportunity to secure a fully leased investment in the thriving heart of Parramatta, offering both immediate rental income and future redevelopment potential.

Key Highlights:

- **Zoned MU1 – Mixed Use**
- **Redevelopment potential with an FSR of 5:1**
- Prime location just moments from **Prince Alfred Square Light Rail Stop**
- Combined net annual rental income of $98,000 + GST*
- Impressive **wraparound glass frontage** across all three shops
- **Ducted air conditioning** throughout
- **Ample on-street parking** available
- **Interconnecting lots** – potential to amalgamate into a single larger tenancy

Tenancy & Area Summary:

AGENT DETAILS

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

OFFICE DETAILS

Belroy Property
Level 3 85 George St Parramatta NSW 2124 Australia
02 9895 4000