







SUPERB INVESTMENT WITH SIGNIFICANT RENT & DEVELOPMENT UPSIDE

Belroy Property is proud to present 28a Phillip Street, Parramatta for sale via Private Treaty.

This is a rare opportunity to secure a freestanding commercial investment in the highly sought-after and tightly held "Eat Street" precinct, offering substantial rental reversion and development upside potential.

Directly adjoining the recently refurbished Park Royal Hotel, only 50m from the new Parramatta Light Rail stop, at the heart of Sydney's fastest-growing CBD, Parramatta.

Key Highlights:

- Rare freehold building over two storeys
- Corner block with side lane way access
- Site area: 371.3sqm
- Building area: 469.2sqm
- 12m Frontage to Phillip Street, 30m frontage to Phillip Lane
- Zoning: MU1 mixed use zoning
- FSR: 10:1
- Height: 211m
- Significant rental reversion potential
- Single occupancy or diversified income stream potential
- Opportunity to owner occupy in the near future
- Offering major redevelopment possibilities

371.30m2

Price	Contact Agent
Property Type	Commercial
Property ID	968
Land Area	371.30 m2
Building Area	Retail - 469 m^2

AGENT DETAILS

Peter Karam - 0414 905 639

OFFICE DETAILS

Belroy Property
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