



507 And 508, 55 Phillip St, Parramatta



INVESTMENT / OWNER OCCUPIER OPPORTUNITY | 108 - 222 SQM



1

Price	Contact Agent
Property Type	Commercial
Property ID	974
Office Area	80 m2

For Sale via Auction – Buy One or Both

Belroy Property is pleased to present an outstanding opportunity to secure one or both premium commercial suites in the heart of Parramatta's vibrant CBD. Positioned on Level 5 of 55 Phillip Street, Suites 507 and 508 offer flexibility for investors and owner-occupiers alike.

Property Highlights:

- **Purchase Together or Separately** – Invest and occupy simultaneously
- **Suite 507:** Partially leased with immediate occupation available (108sqm)
- **Suite 508:** Fully leased, offering immediate income (114sqm plus parking)
- **Zoned MU1 – Mixed Use** – Unlock future redevelopment potential via collective strata sale
- **Strategic Location** – Moments from the Church Street Light Rail Stop and key amenities
- **High-Quality Fit-Out** – Includes partitioned offices and ducted air conditioning
- **Parking:** One (1) on-title car space included with Suite 508

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

