



233-235 Bulwara Road, Ultimo NSW 2007

## Sensational City Fringe Building with Upside

Very rarely do freehold opportunities such as this brace the marketplace.

This delightful three storey building currently offers 3 tenancies, 2 of which are tenanted and one vacant possession. Current income \$176,325 + GST, Income when completely leased \$261,325 + GST.

There is development application in place to strata the existing building into three strata lots. There is also potential upside to add an additional floor within the existing building envelope subject to council approval.

Ground Floor NLA 205 sqm + Loading Dock

Development

FOR SALE

810sqm

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