



**6-6a Boyle Street, Sutherland NSW 2232**

## Solid Investment with Future Development Potential

In the heart of Sutherland's commercial hub, this north-facing torrens title is a unique offering. Comprising two levels, the building is currently divided into three separate tenancies anchored by blue chip tenant Salvation Army. With established tenancies already in place, it offers a solid investment opportunity now, with future development potential (STCA). Situated just 250m from Sutherland Train Station, the premises is surrounded by shops, cafes and supermarkets, with Sutherland Public School within metres.

- 1099sqm\*, front/rear entry
- 3 x tenancies, \$266,423.50 per annum + GST rental income
- Each shop with toilet facilities & storage
- B3 commercial zoning, height limit 30m
- Total land size 588sq

Development

FOR SALE

1099sqm

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