



45-49 Marrickville Road, Marrickville NSW 2204

Rare Freestanding Warehouse with E3 Zoning & Rear Lane Access

In a prominent position with a wide street frontage, this freestanding warehouse offers a rare opportunity in a vastly gentrifying area. Owner occupied for 22 years by a cleaning equipment supply business, the premises comes with opportunity for vacant possession or purchase as a going concern. Situated less than 250m from Sydenham Train Station, this well-located address is set close to popular microbreweries, coffee roasters, bakeries, arterial roads, Sydney Airport and Port Botany.

- ? 1486.2sqm* total internal/external
- ? Showroom, offices, mezzanine storage
- ? Rear parking for 9 cars + loading ramp
- ? 4 x roller doors + separate client entry
- ? Extensive amenities, kitchenette, A/C
- ? Highly visible signag

Showrooms/bulky Goods

FOR SALE

Auction

1486sqm

Ray White

Alex Santelli

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