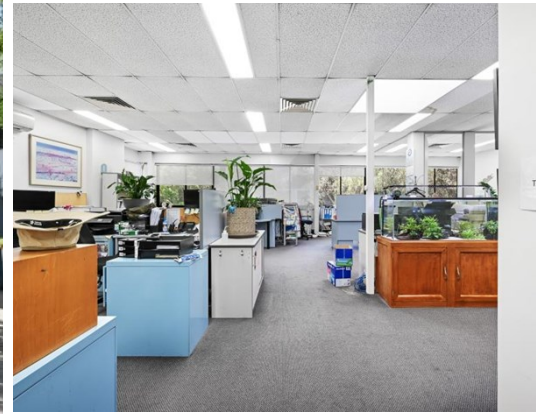


FOR SALE



50 McEvoy Street, WATERLOO 2017

Versatile Warehouse/Office Unit in Prime Waterloo Location!

| Unit | Site Area (sqm) | Office Area (sqm) | Warehouse Area (sqm) | Total Building Area (sqm) | Outgoings | Price (\$) | Floorplan | Method of Sale |
|--------|-----------------|-------------------|----------------------|---------------------------|-----------|-------------|-----------|----------------|
| Unit 3 | | 108 | 302 | 791 | | \$6,300,000 | | Private Treaty |

- ◆ Level 1 - Basement area, 214sqm*
- ◆ Level 2 - Showroom & warehouse, 302sqm*
- ◆ Level 3 - Office, 108sqm*
- ◆ Mezzanine - 167 sqm*
- ◆ Ground showroom + first-floor office
- ◆ Amenities on both levels
- ◆ Rare secure basement storage with roller
- ◆ Ample on-site parking for up to 10 cars

This is a rare opportunity to secure a flexible, well-connected commercial space in one of Sydney's most dynamic inner-city precincts.

Located in a boutique complex of just four units, this premium commercial space is ideally positioned on the corner of George and McEvoy Streets, offering unbeatable access to Sydney CBD, Port Botany, and major arterial roads in all directions.

*Approximate

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