



**TORRENS TITLE!**

CONTACT AGENT

As the exclusive agent, Laing + Simmons Cabramatta is pleased to offer for sale via Private Treaty this freehold commercial premises located at 193 St Johns Road, Canley Heights. Positioned on one of South West Sydney’s premier retail strips, this property enjoys high foot traffic and excellent exposure, surrounded by shops, café-restaurants, a medical centre, and public transport at its doorstep.

**Key Features:**

- + Freehold building
- + Total site area: 214.5 sqm approx.
- + Building area: 136.8 sqm approx.
- + Wide frontage of 7.6 metres
- + Zoned E1 Local Centre – suitable for a wide range of uses
- + Currently leased to a Newsagency until December 2026, with a 3-year option
- + Rental income: \$46,800 per annum excluding GST
- + Rear lane access to private parking for 2 vehicles
- + Ideal opportunity for astute investors or owner-occupiers
- + Please contact the exclusive agent to arrange a private inspection.



**Son (Sonny) Tran**  
Principal

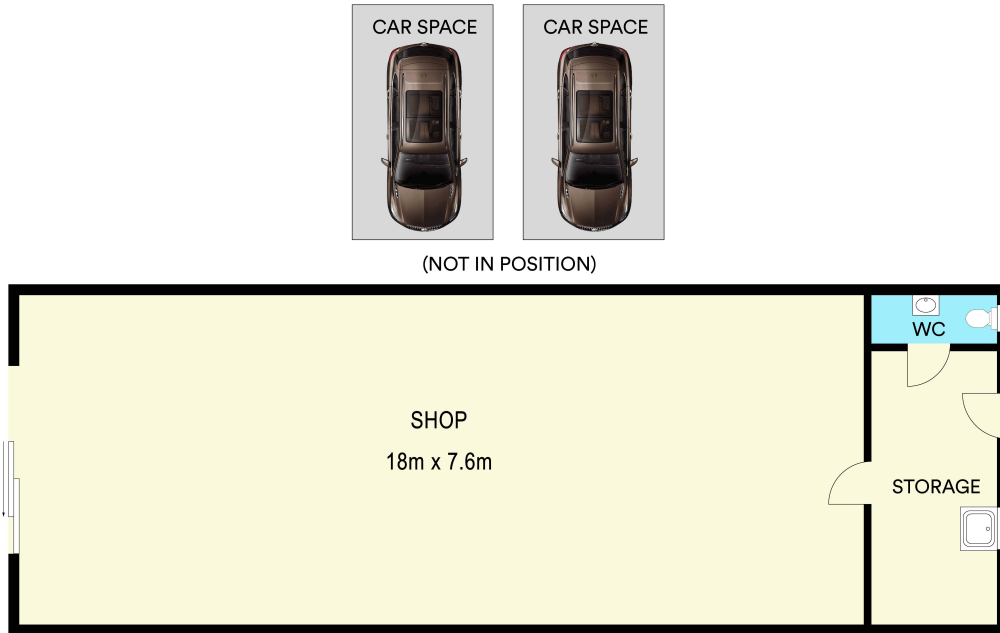


**Tri Liu**  
Sales Executive

**Amenities**

- Retail

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193 St Johns Road Canley Heights

Disclaimer: This floor plan is used for marketing purposes only and is subject to errors and inaccuracy. The marketing Agent & Maraj Media will not accept any liability. Interested parties should make and rely on their own enquires.

