



RETAIL/OFFICE IN CABRAMATTA CBD

\$599,000

Secure a well-positioned retail or office space in the popular Viet Hoa Shopping Centre, located in the heart of Cabramatta. Uniquely front-facing Hill Street, this strata-titled property enjoys excellent exposure to both passing vehicles and strong pedestrian traffic.

Positioned on the first floor within a busy commercial arcade, the office is surrounded by a vibrant mix of retail shops and professional businesses, benefiting from the constant activity generated throughout the centre. Currently leased to long-term tenants, this property presents an attractive opportunity for investors seeking secure rental income, with future potential for owner-occupiers.

Property Features:

- + High-exposure position within a busy arcade, front-facing Hill Street
- + Situated on Level 1 with lift access
- + Secured leased to long-term tenant
- + Lease expiry: 30 September 2029 with a 5-year option
- + Rental income: \$22,594 p.a. (incl. GST)
- + Tenant pays water rates and council rates
- + Approximate total area: 45sqm
- + Air-conditioned office
- + Walk-through access to multi-level council car park
- + Dual street entry providing convenient access
- + Owner pays strata levy of \$1,185 per quarter approx.

A great opportunity to secure a commercial property in one of Cabramatta's most active retail precincts.

Contact agent today to arrange an inspection.



Tri Liu
Sales Executive



Son (Sonny) Tran
Principal

Amenities

- Offices

