



## MAIN STREET EXPOSURE

CONTACT AGENT

Located within one of Cabramatta's most active and tightly held commercial corridors, this property offers outstanding exposure on Hughes Street and is within close proximity to Cabramatta railway station and the Cabramatta Shopping Centre.

Key Investment Highlights:

- + 2 strata shops to be sold in one line
- + Total area: 84sqm approx.
- + Situated on Hughes Street with excellent exposure to passing traffic
- + Zoned MU1 (Mixed Use)
- + Currently leased to 2 tenancies returning \$47,052 per annum
- + Potential income if fully leased: approx. \$80,000 per annum
- + Dual street access
- + Multi-level council car park nearby
- + Occupy or invest
- + Contact agent for more information



**Son (Sonny) Tran**  
Principal



**Tri Liu**  
Sales Executive

## Amenities

- Retail

