

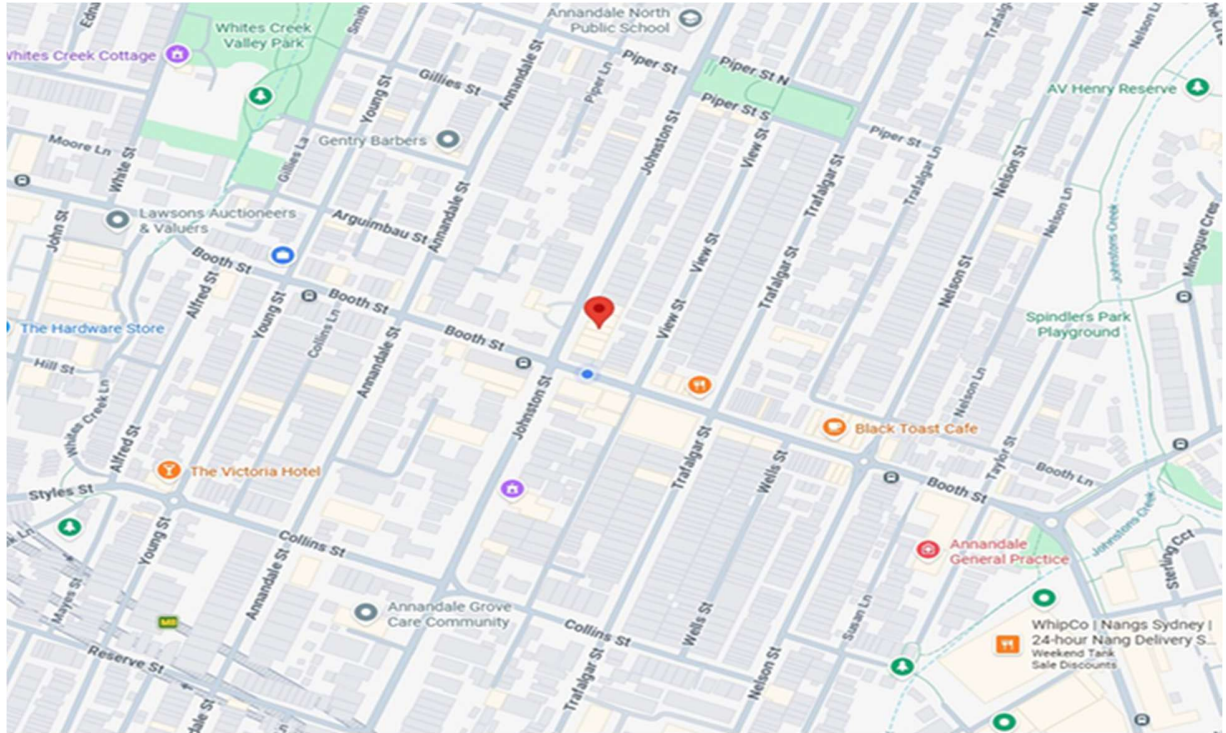
INFORMATION MEMORANDUM



117 JOHNSTON STREET ANNANDALE

February 2026 | Prepared by Rebecca Duncan & Will Steinhauer

THE OPPORTUNITY



MFC Supermarket (The Friendly Grocer) – Annandale Village

An exceptional opportunity to acquire a tightly held Inner West retail freehold, steeped in local history and positioned at the very heart of Annandale Village. Trading as The Friendly Grocer, MFC Supermarket has served the Annandale community for more than 80 years and stands as a genuine local landmark and cornerstone of daily convenience shopping.

Offered to the market for the first time since 2008, the property is securely leased to long-term tenants under a 10-year lease, providing immediate income security while retaining future flexibility.

Set on a 189.7 sqm landholding and benefitting from E1 – Local Centre zoning with established commercial use rights, the asset also offers untapped development and repositioning potential (STCA), a rare and compelling combination in this tightly held Inner West pocket.

Positioned along Annandale's vibrant retail strip with constant pedestrian activity and a bus stop directly at the doorstep, the property enjoys exceptional exposure and accessibility, reinforcing the long-term strength of both the tenancy and the location.

Executive Summary:

Property – 117 Johnston Street, Annandale
Lot/Plan No. – Lot 1 in Deposited Plan 939246
Land Size – 189.7 sqm
Lot Size – 189.7 sqm
Zoning – Business/Commercial
Zoning Code – E1 – Local Centre

Income Profile

Monthly Rent - \$11,965.68 inc. GST

(increased from \$11,171.36, reflecting a 7.11% uplift as per lease review on 3rd May)

Annual Rent - \$143,588.16 inc. GST

Lease:

Commencement 3rd May 2024, concludes 3rd May 2029

Reviewed annually on the 3rd of May.

Outgoings:

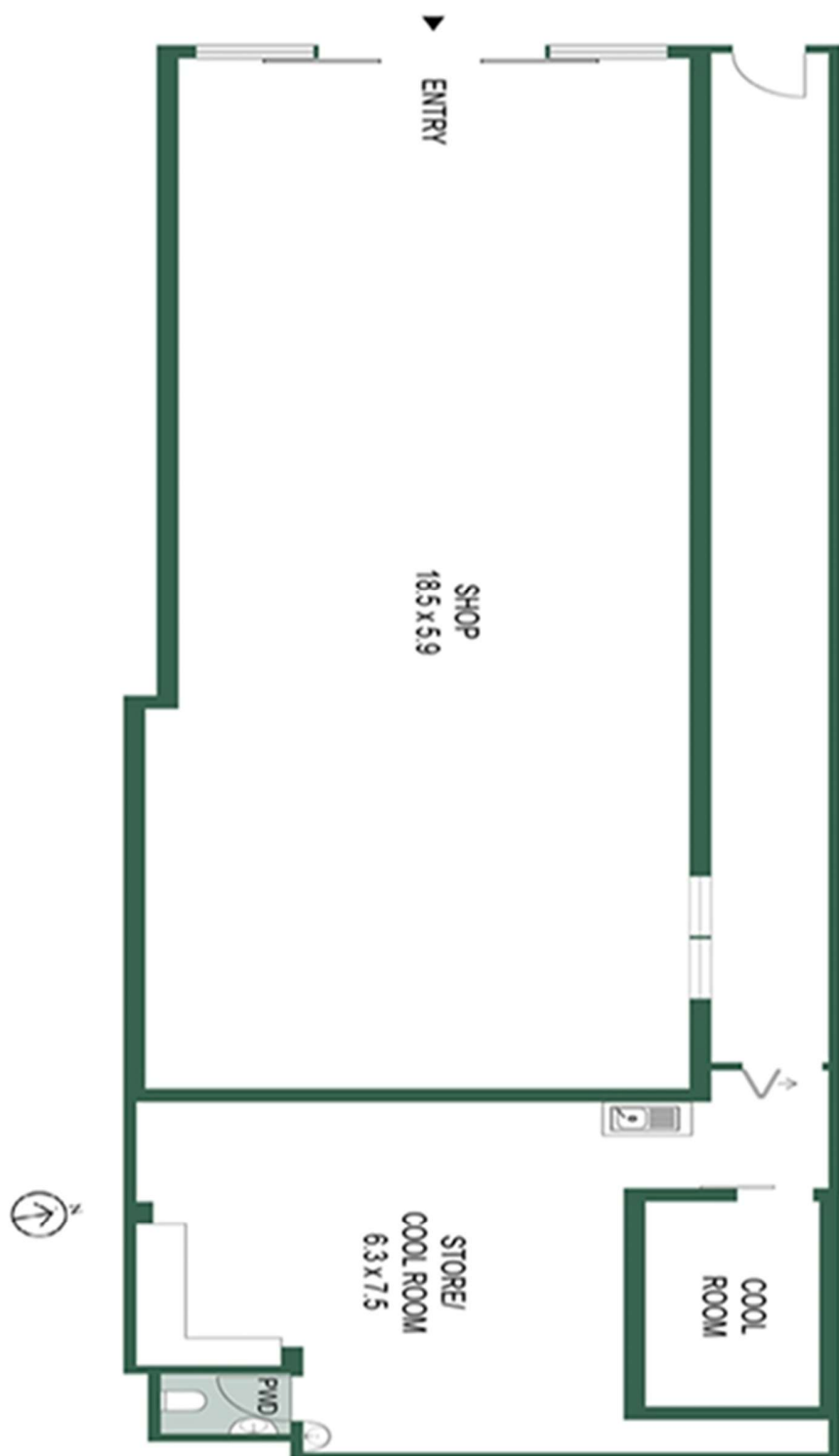
Land Tax – \$3,734.50 per annum

Insurance - \$4,998.33

Inspections – As advertised or by appointment

Rebecca Duncan – 0432 664 631

Will Steinhauer – 0466 819 826



117 Johnston Street Annandale
The site & floor plan are not to scale; measurements are indicative & in metres. Plans should not be relied on.
Interested parties should make and rely on their own enquires.