



**TWO COMMERCIAL OFFICES – SOLD IN ONE LINE OR SEPARATELY!**

\$400,000 Each

An excellent opportunity to secure prime retail/office space in the popular Viet Hoa Shopping Centre, Cabramatta. Positioned on the first floor with excellent exposure to both vehicle and foot traffic, these strata-titled offices benefit from the high activity generated by surrounding retail businesses and the busy commercial offices upstairs.

Currently leased to long-term tenants, these properties present an ideal opportunity for investors, owner-occupiers, or both.

**Key Features:**

- + High-exposure location in a busy arcade
- + Two separate strata titles
- + Option to purchase one or both
- + Currently leased to long-term tenants
- + Lease expiry: 28/02/2027
- + Combined rental income: \$36,109 incl. GST p.a.
- + Total area: approx. 75sqm
- + Opportunity to buy now and occupy later
- + Walk-through access to multi-level council car park
- + Dual street entry
- + Contact the agent today to arrange an inspection



**Son (Sonny) Tran**  
Principal



**Tuan Tran**  
Sales Executive

**Amenities**

- Retail

