



670 -672 Darling Street Rozelle, NSW

ROZELLE MEDICAL HUB

Price:

Contact Agent - Paul Di Mauro

- * Prime Corner
- * Strong holding income in excess of \$500,000 per annum + GST NET
- * Development Upside

Rozelle Medical Hub is a prime medical investment in the heart of the Rozelle Peninsula comprising two, two storey retail and commercial buildings each with high levels of both pedestrian and vehicle exposure.

Rozelle investments of this scale rarely come to market, Stone Commercial & Colliers are proud to be marketed this asset via Private Treaty.

Key investment highlights include:

- Huge corner block
- \$500,000+ passing income predominantly of medical nature
- 19m* frontage to Darling Street and 37m* frontage to Victoria Road
- E1 Local Centre with a 1.5 : 1 floor space ratio
- Recently refurbished retail and commercial space
- Underlying development potential, particularly if amalgamated with neighbours
- Very well located within Rozelle shopping village and sitting opposite the Balmain Leagues Club redevelopment
- Close proximity to NSW Government infrastructure commitment including Westconnex and the future Bays Precinct Metro Station

For more information please contact the exclusive agents.

*approximately

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