



**STRATHFIELD PARTNERS**  
REAL ESTATE AGENTS



**31A,33A,33 South Street Granville NSW**

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Prime investment opportunity to be sold in one line!

An extraordinary block of land covering approximately 450m<sup>2</sup>, located in the heart of the thriving Granville shopping district. South Street's retail history boasts a cost-efficient, high return opportunity where the advantage is yours to expand and further develop with its B2 zoning.

Reap the benefits with limitless development options available at your disposal, such as entertainment and recreation facilities, commercial premises and shop top housing, which attracts a fluent customer base and an annual turnover of \$203,205 p.a upwards.

Why should you buy this property?  
 ? Conveniently located in the heart of Granville  
 ? Walk to multiple transport options including trains and

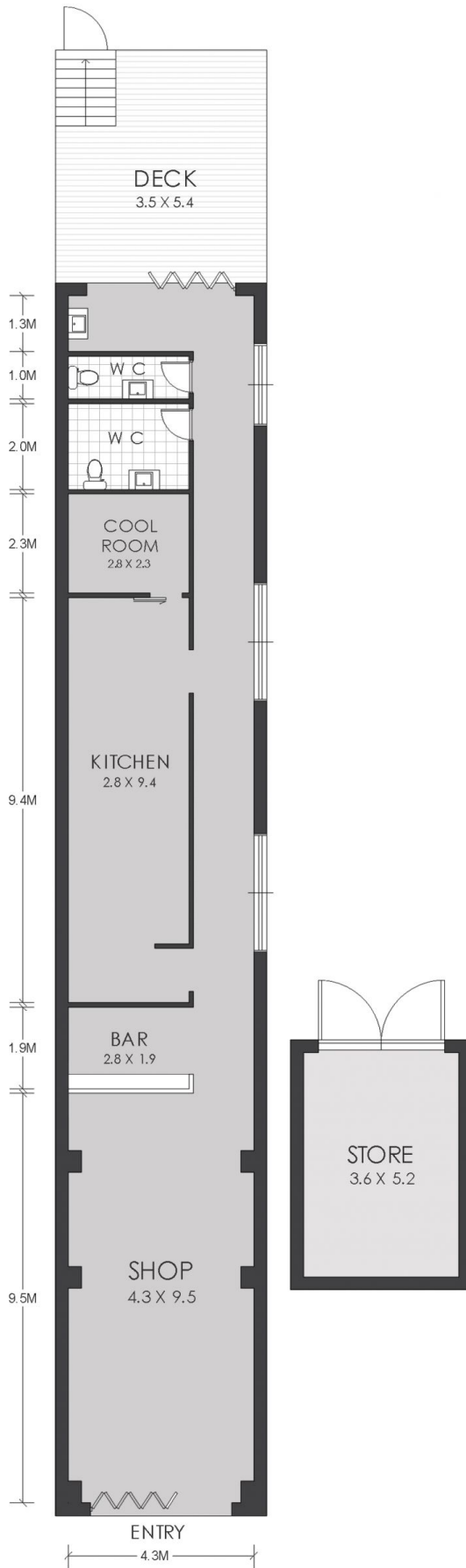
**Building Size** : 444 sqm  
**Land Size** : 444 sqm  
**View** : <https://www.strathfieldpartners.com.au/sale/nsw/parramatta/granville/commercial/retail/6693837>



**Gavin Sanna**  
02 9704 0027



**Robert Pignataro**  
9763 2277



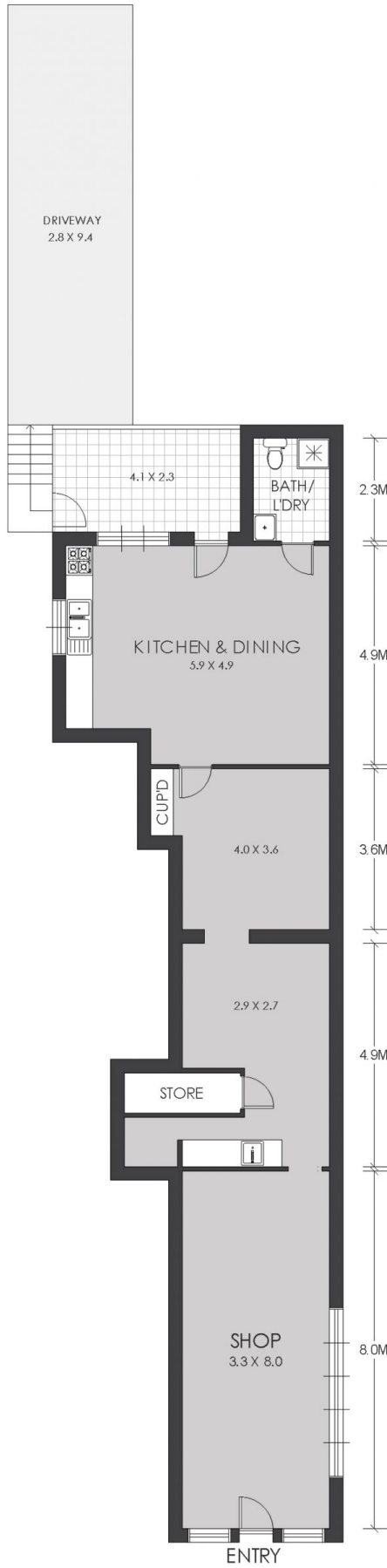
APPROX. AREA SIZE  
Internal area 121.0 sqm



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# 31A South Street, Granville

**WARNING: DISCLAIMER** This information is not to be relied upon. It is strictly used for marketing and illustration purposes only. All measurements are approximate. Not to scale. No liability accepted. You must rely on your own inquiries and seek advice from your solicitor. Floor plan by [cnkplan@cnkplan.com.au](mailto:cnkplan@cnkplan.com.au) / [www.cnkplan.com.au](http://www.cnkplan.com.au)



APPROX. AREA SIZE  
Internal area 92.0 sqm



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## 33B South Street, Granville

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