



STRATHFIELD PARTNERS
REAL ESTATE AGENTS



11-13 North Street Leichhardt NSW



SOLD BY GAVIN AND ROBERT AT AUCTION

A once in a lifetime opportunity spanning over two blocks comprising of 2 separate industrial/commercial warehouses and a residential home, located in the heart of the Leichhardt. An opportunity where the advantage is yours to expand and further develop with its R1 Zoning or keep as is with 3 mixed use rental incomes.

Features:

- Conveniently located, walking distance to famous Norton Street
- Short walk to bus and light rail transport
- Existing income-generating over \$130,000 p.a. with potential for more
- Land totalling approx. 615 m², with over 18m wide frontage

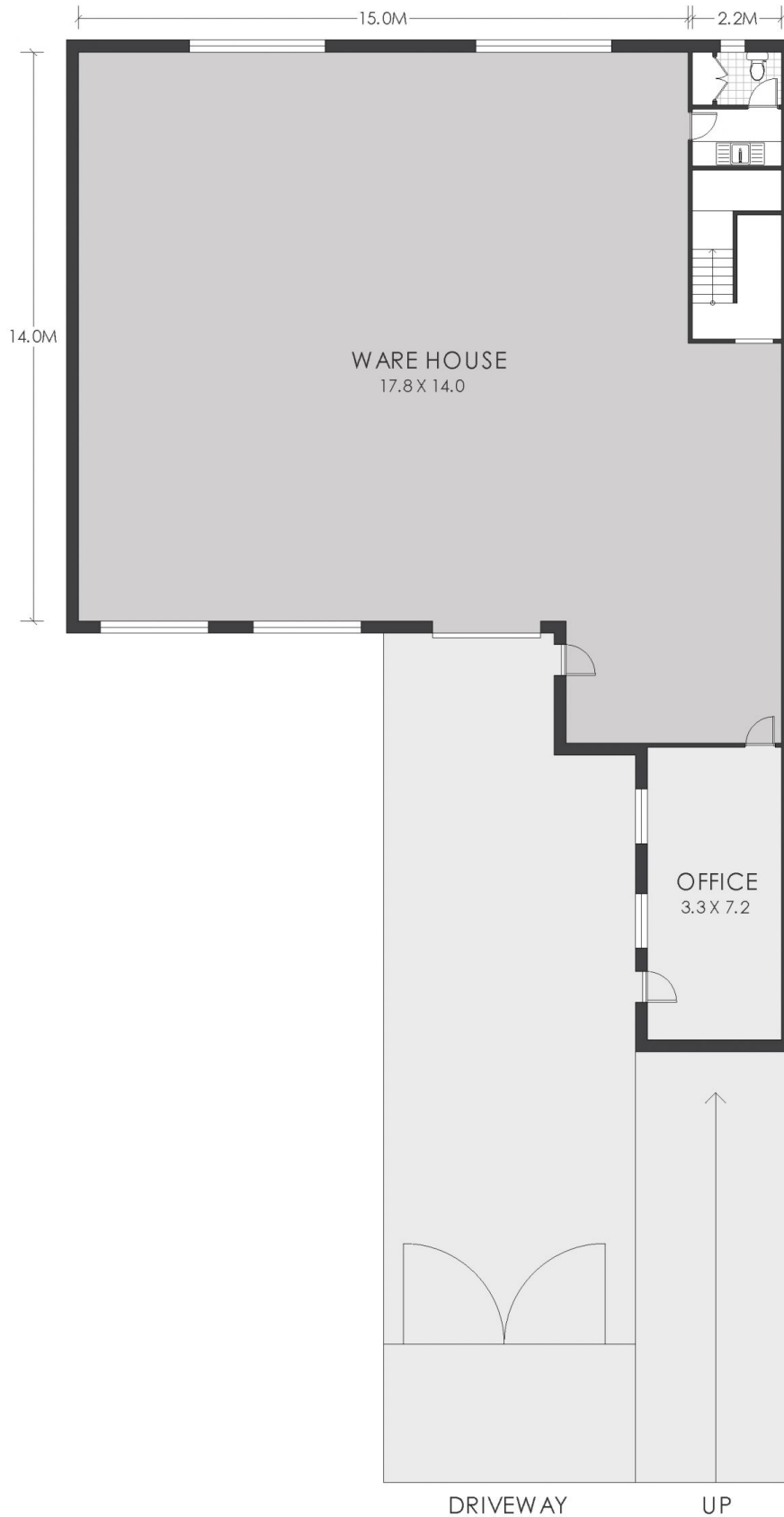
Price : \$ 5,855,000
Building Size : 615 sqm
Land Size : 615 sqm
View : <https://www.strathfieldpartners.com.au/sale/nsw/inner-west/leichhardt/commercial/industrial/6879104>



Gavin Sanna
02 9704 0027



Robert Pignataro
9763 2277



GROUND FLOOR

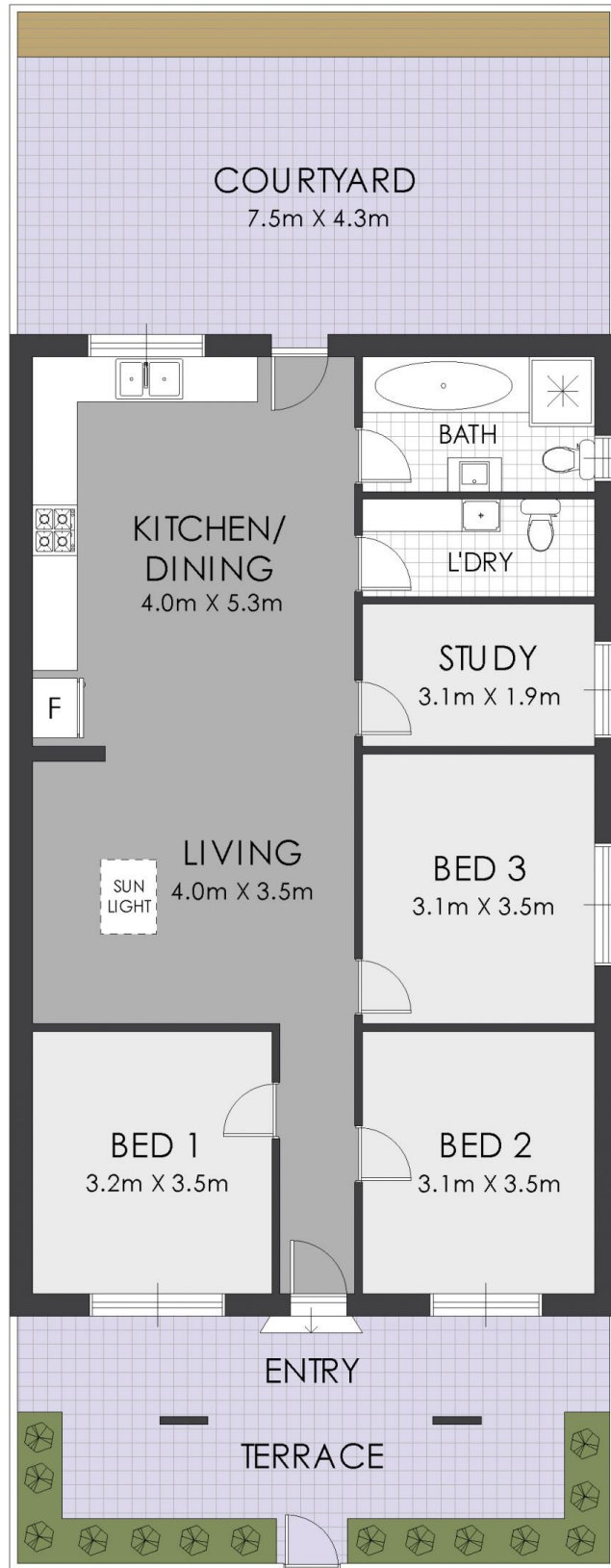
APPROX. AREA SIZE
Internal area 273.0 sqm



STRATHFIELD PARTNERS
REAL ESTATE AGENTS

11 North Street, Leichhardt

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 / www.cnkplan.com.au



FLOOR PLAN



STRATHFIELD PARTNERS
REAL ESTATE AGENTS

13 North Street, Leichhardt

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 / www.cnkplan.com.au