



## 11-13 North Street Leichhardt NSW

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### 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 m<sup>2</sup>, with over 18m wide frontage

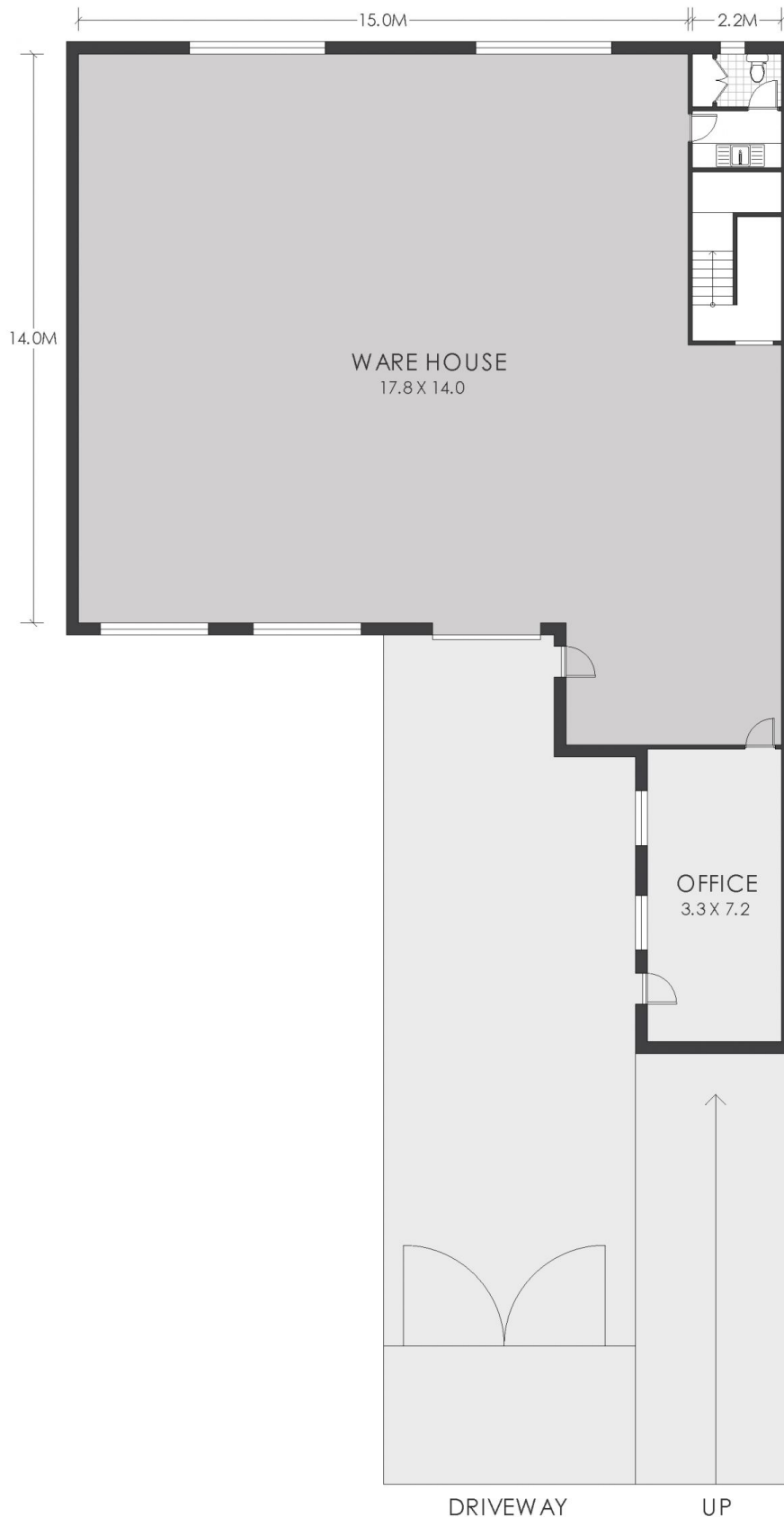
**Price** : \$ 5,855,000  
**Building Size** : 615 sqm  
**Land Size** : 615 sqm  
**View** : <https://www.strathfieldpartners.com.au/sale/nsw/inner-west/leichhardt/commercial/industrial/6879104>



**Gavin Sanna**  
02 9704 0027



**Robert Pignataro**  
9763 2277



GROUND FLOOR

APPROX. AREA SIZE

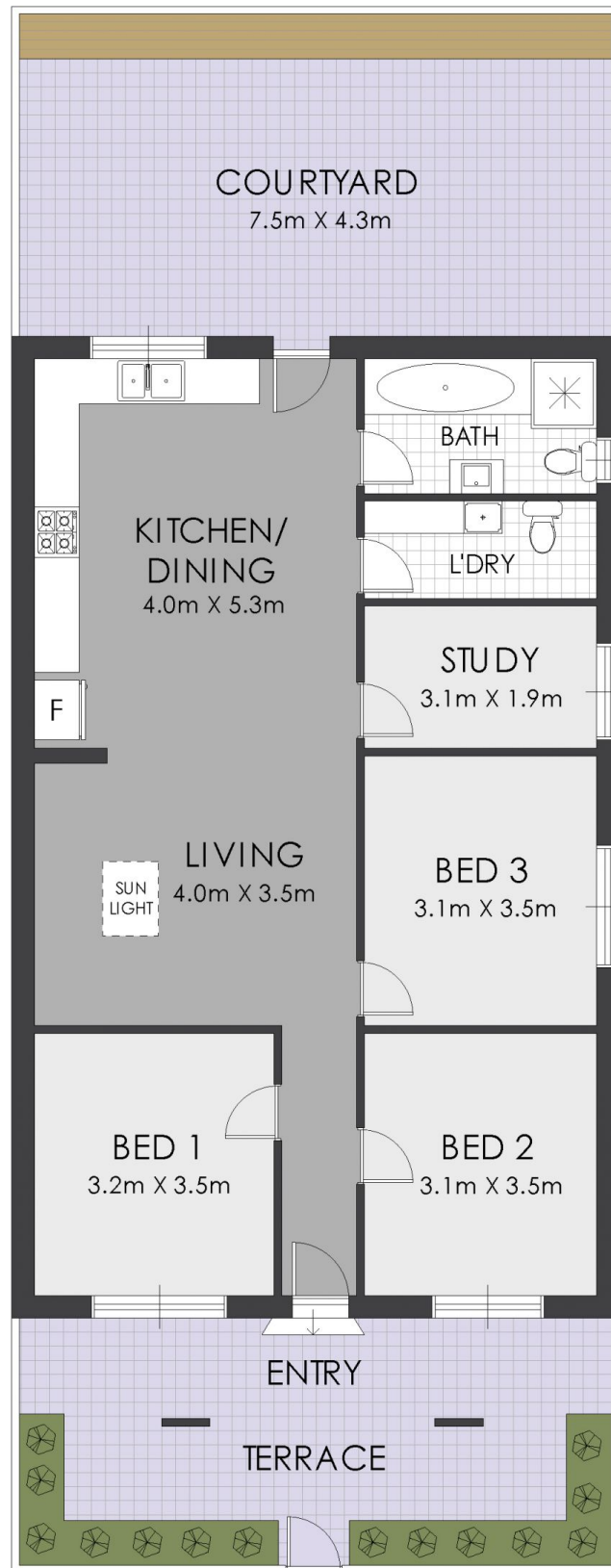
Internal area 273.0 sqm



STRATHFIELD PARTNERS  
REAL ESTATE AGENTS

11 North Street, Leichhardt

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## FLOOR PLAN



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