



Owner Occupy or Investment Opportunity!



50sq
m

37/23 Norton Street, Leichhardt

Sold for \$300,000 (Aug 06, 2025)

A great opportunity for the savvy investor or occupier to secure a fantastic entry point commercial premise in the iconic " Italian Forum " complex providing a mixture of residential and commercial premises on the highly sought after position of Norton Street. An ideal position offering various potential usages including but not limited to food, retail or even health and professional services (S.T.C.A.) it provides a great entry point for a commercial property in a popular location with immense future capital growth and returns. Featuring a convenient ground level position from Norton Street with a Piazza facing shop front it offers 50sqm of prime retail space with a full functional kitchen including three phase power and exhaust provision. Existing lease until July 2024 it would be a great investment choice to renew or perfect to return and occupy!

Property Features:

- Ground floor location with access from Norton Street,
- Total area of approximately 50sqm
- 7.1m frontage in Piazza.
- Existing kitchen with grease trap, exhaust provisions and three phase power.

Property ID:	L27820238
Property Type:	Retail
Building / Floor Area:	50
Land Area:	50.0 sqm

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- Current lease until 30th September 2026.
- Annual gross income of \$24,509.52 + GST

Quarterly Outgoings (approximate)

- Council Rate: \$436.00
- Water Rates: \$222.84
- Strata Levies: \$3,150.00