

HIGHLY SOUGHT AFTER COMMERCIAL OFFICE SPACE



63sqm  1

27/1 Railway Parade, Burwood

Price Guide \$400,000 - \$450,000

This contemporary commercial property presents an excellent opportunity for a variety of businesses seeking functionality and visibility.

Ideally positioned for maximum exposure and convenience, this landmark building is located just 200m from Burwood Railway Station, offering easy accessibility and high traffic exposure.

This versatile office space boasts an abundance of natural light, fostering a warm and inviting ambiance conducive to productivity.

Key features of this multiuse office space include:

- Approximately 46 Sqm of flexible floor area
- Well-suited for a variety of purposes
- Currently leased, ensuring immediate returns for investors
- Accessible via lift for added convenience
- Equipped with ducted air conditioning for comfort

Property ID: L22681146

Property Type: Offices

Building / Floor Area: 63

Paul Pettenon

0411 180 290

paul.pettenon@cs.rh.com.au

- Includes a kitchenette with basin for added convenience
- Car space included for added convenience

Don't miss out on the opportunity to capitalize on this well-equipped and strategically positioned commercial space.

Total Area: 63 sqm

Internal: 46 sqm

Council Rates \$404.00 per quarter approx.

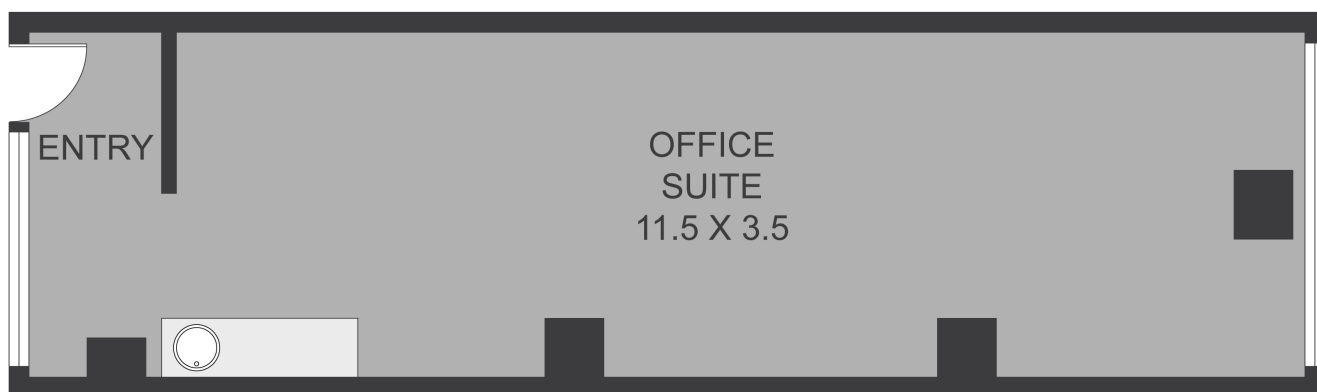
Water Rates \$179.00 per quarter approx.

Strata Rates \$443.70 per quarter approx.

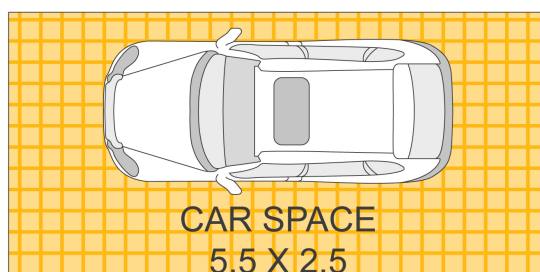
Agents:

Paul Pettenon 0411 180 290

Annnabel Woo 0424 772 733



LEVEL TWO



BURWOOD
27/1 RAILWAY PARADE

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