



## Revesby, 6 Marco Avenue

### Exceptional Opportunity in Revesby's Prime Shopping District

Red Carpet Event | Wednesday, 2nd October at the Revesby Workers Club (2B Brett St, Revesby) at 6:30pm. Registrations from 6:00pm.

Discover an exceptional opportunity to secure a prime commercial space in Revesby's bustling shopping strip. This well-positioned property, just 200 meters from Revesby station, offers excellent visibility and a strong rental yield potential. Previously leased to St George Bank, the space spans approximately 221sqm and is perfectly configured to accommodate a range of business needs.

Featuring male and female toilets, a kitchenette with a sitting area, and four rear car spaces, this property also benefits from ducted air conditioning and the potential to build on top. Strategically located directly behind the Revesby car park with approximately 1,000 car spaces, it offers a potential rental return of \$110,500.00 per annum, making it an ideal

#### For Sale

Buyers Guide | \$1,650,000

#### Building Area

221sqm

#### Contact

##### Lush Pillay

0407 121 573

lush.pillay@ljhooker.com.au

##### Emma Wallekers

0452 562 314

emma.wallekers@ljhooker.com.au



**LJ Hooker Padstow**  
(02) 9771 1177

**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



investment or business establishment opportunity. This is your chance to invest in a thriving commercial area with high pedestrian and vehicle traffic. Don't miss out on this excellent business opportunity!

Features include:

- Approximately 221sqm street-level office/retail space
- Landbank on the proposed 6 storey height limit with a 2.5:1 Ratio
- Kitchenette with sitting area and four rear parking spaces
- Ducted air conditioning and potential for additional development
- Directly behind Revesby car park with approx. 1,000 car spaces
- Potential return of \$110,500.00p/a and room for future growth
- Prime location just 200 meters from Revesby train station

Disclaimer: All information contained herein is gathered from sources we believe reliable. We have no reason to doubt its accuracy, however we cannot guarantee it. All interested parties should make and rely upon their own enquiries.

## More About this Property

Property ID	1DMMFAE
Property Type	Retail
Building Area	221 m2

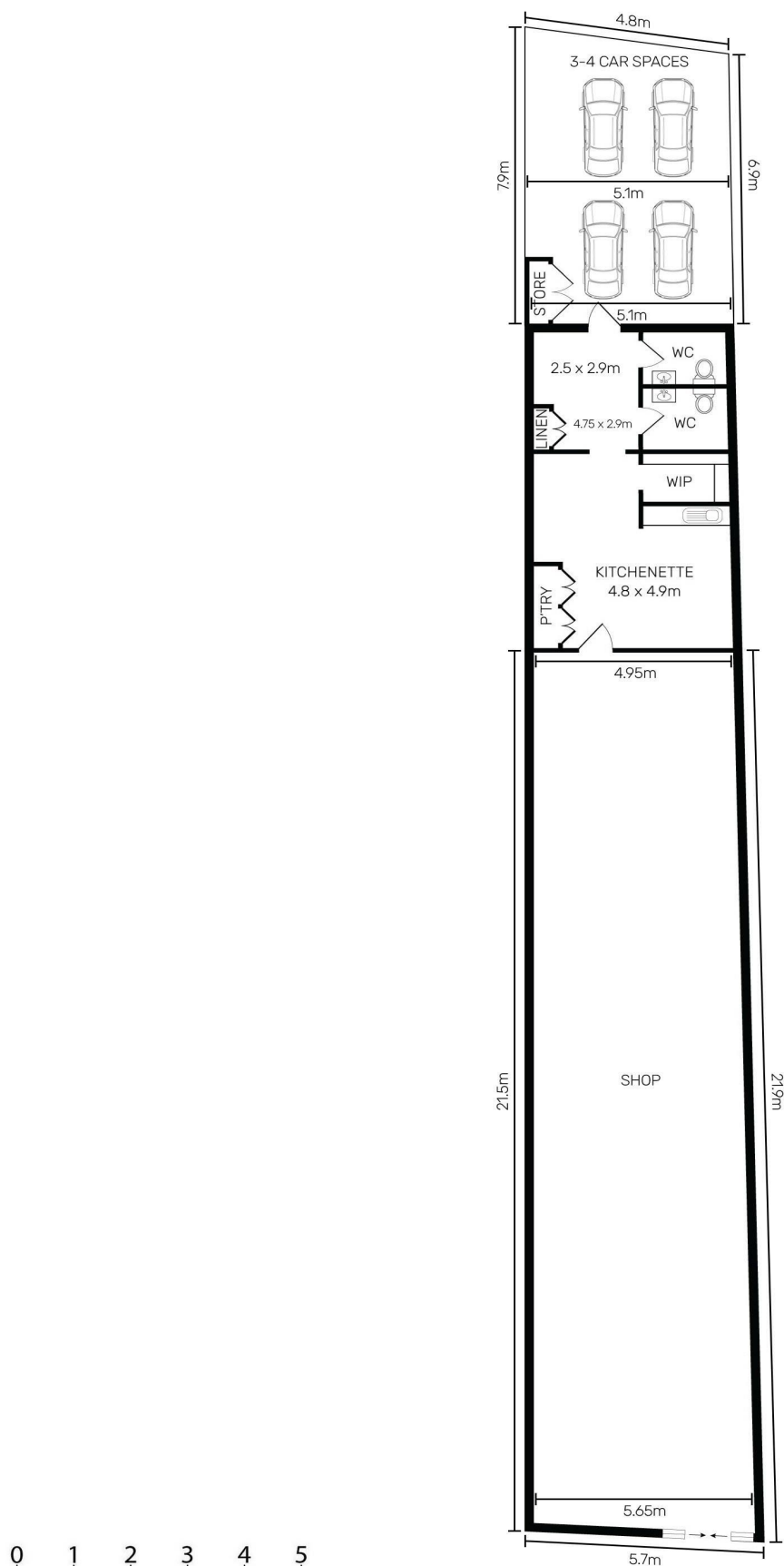
**Lush Pillay 0407 121 573**  
Principal & Director | lush.pillay@ljhooker.com.au  
**Emma Wallekers 0452 562 314**  
Office Sales & Marketing Coordinator | emma.wallekers@ljhooker.com.au

**LJ Hooker Padstow (02) 9771 1177**  
2 Padstow Parade, PADSTOW NSW 2211  
padstow.ljhooker.com.au | reception.padstow@ljhooker.com.au



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

**LJ Hooker Padstow**  
**(02) 9771 1177**



6 Marco Avenue, Revesby

All information contained herein is gathered from all sources we believe to be reliable. However we cannot guarantee its accuracy and interested parties should rely on their own enquiries.

(02) 9771 1177



LJ Hooker Padstow  
(02) 9771 1177

**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.