



## FREEHOLD BOUTIQUE BUILDING WITH GROWTH POTENTIAL!

Located in the heart of Chippendale. Walking distance to the vibrant Central Park, Central Station, University of Technology and local popular hubs. A multitude of uses with development potential.

### Features include:

- Open Plan over 3 levels
- 115 sqm Site Area (approx.)
- 211 sqm Lettable (approx. Subject to Survey)
- 37 sqm Sunny Courtyard
- Excellent Natural Light
- Secured Alarmed Building
- Showers and M/F Facilities
- Kitchenette
- Currently Tenanted by Gym User
- Concrete Floors
- Zoning B4 Mixed Use
- Parking with Roller Shutter access

### Price

Contact Agent

### Property Details

Type	Commercial
Property Type	Offices
Area	211m2



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