



50 Mortlake Street, Concord, NSW

## MIXED USE, FREEHOLD OFFERING ON SUBSTANTIAL CORNER BLOCK

Stone Commercial, as exclusive sales agents are pleased to present 50 Mortlake Street, Concord to the market. The property represents an exciting opportunity to acquire a fully leased mixed-use freehold building with future development upside (STCA). Situated amidst a cluster of esteemed shops, this property offers a dual income stream, making it an ideal investment option. Its strategic location not only ensures convenience but also positions it at the heart of the bustling local community, promising a lucrative investment prospect for both investors and discerning developers alike.

### Key Features:

- Total Passing Income, \$104,000 per annum + GST
- 230 sqm of Land, with an E1 Local Centre Zoning
- FSR: 1:5.1 & 8.5M Height Limit

For further information or to request access for inspection purposes, please contact the exclusive selling agents...

Price:

For Sale - Contact Agent



**Paul Di Mauro**

0431 099 976



**John Bacic**

0405 202 202

50 Mortlake Street  
Concord



The floor not to scale. Measurements are indicative and in meters. Exterior elements are not in position. Plan should not be relied on. Interested parties should make and rely on their own requests. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.

