



37 John Street Leichhardt NSW

4 

Create a presence in the Inner West, meet a boom in demand or work and store equipment between leases. These two adjoining 1960s light industrial properties with total floorspace of around 154sqm plus approx. 400sqm hardstand offer a convenient stop-gap solution or pop-up opportunity in a super central Inner West location. Set on the boundary of Leichhardt and Annandale, moments from village shops, cafes and eateries, it's metres to West Connex and 6km to Sydney CBD with easy access to the M4 west and M8 to the airport. Zoned IN1, Light Industrial, this flexible space with dual street access can accommodate a range of businesses from creative arts to light industry to distribution. Lease one or both properties on Short Term Lease.

Type : Industrial
Price : \$75,000 pa
Building Size : 154 sqm
Land Size : 771 sqm
View : <https://www.rogermickhail.com.au/7984826>

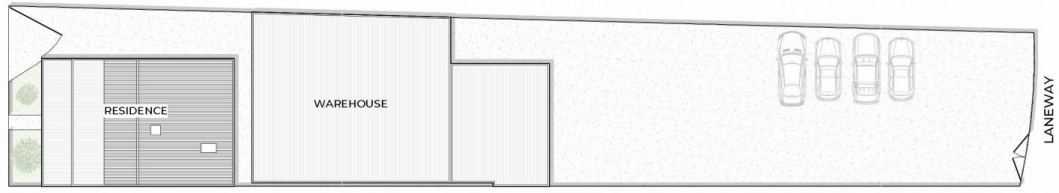
[For full version visit the website](https://www.rogermickhail.com.au)



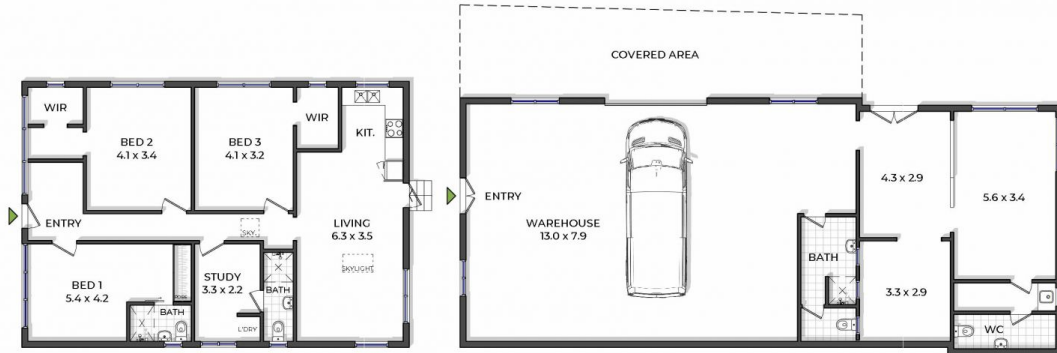
John Lagounaris
02 9713 5900



Roger Mickhail
02 9713 5900



SITE PLAN



RESIDENCE FLOOR PLAN

WAREHOUSE FLOOR PLAN



37 John Street, Leichhardt

The site plan and floor plan are not to scale, measurements are indicative and in meters. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

roger m
mickhail

Residence internal area approx.: 106sqm
Warehouse internal area approx.: 154sqm
Land area approx.: 771sqm