



FOR LEASE

2 & 3/50-52 Lyons Road, Drummoyne

COMMERCIAL FOR LEASE

LARGE HIGH EXPOSURE PREMISES SUITABLE FOR MIXED USE

Commanding a high-profile corner position in one of the inner west's most sought after locations and surrounded by other renowned operators is this vacant 167sqm ground floor premises with a wide range of multipurpose options available. The "Odeon" complex sets the standard for commercial & retail users in Drummoyne, located at the hub of Drummoyne's retail centre, adjacent to extensive parking and excellent bus transport and with high visibility to vehicle and pedestrian traffic.

Key features:

- Massive 167sqm GLA with frontage to Lyons Road
- Two parking spaces with storage areas in underground security parking area
- A central arcade runs through the building to the Council car park on Marlborough Street, providing over 65 public car spaces
- Zoned B4: Multi purpose uses available including restaurant, offices, gym, medical, showroom, retail

Specifications:

- GLA: 167sqm + 2 car spaces & storage (38sqm)
- Completed 2011
- Lease terms available : 5years + 5 option
- Outgoings per quarter
(Council: \$368, Water: \$417, Grease Trap: \$647 & Strata: \$7,163)



Agent

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