



Property Information Memorandum

333-335 MACQUARIE STREET LIVERPOOL NSW



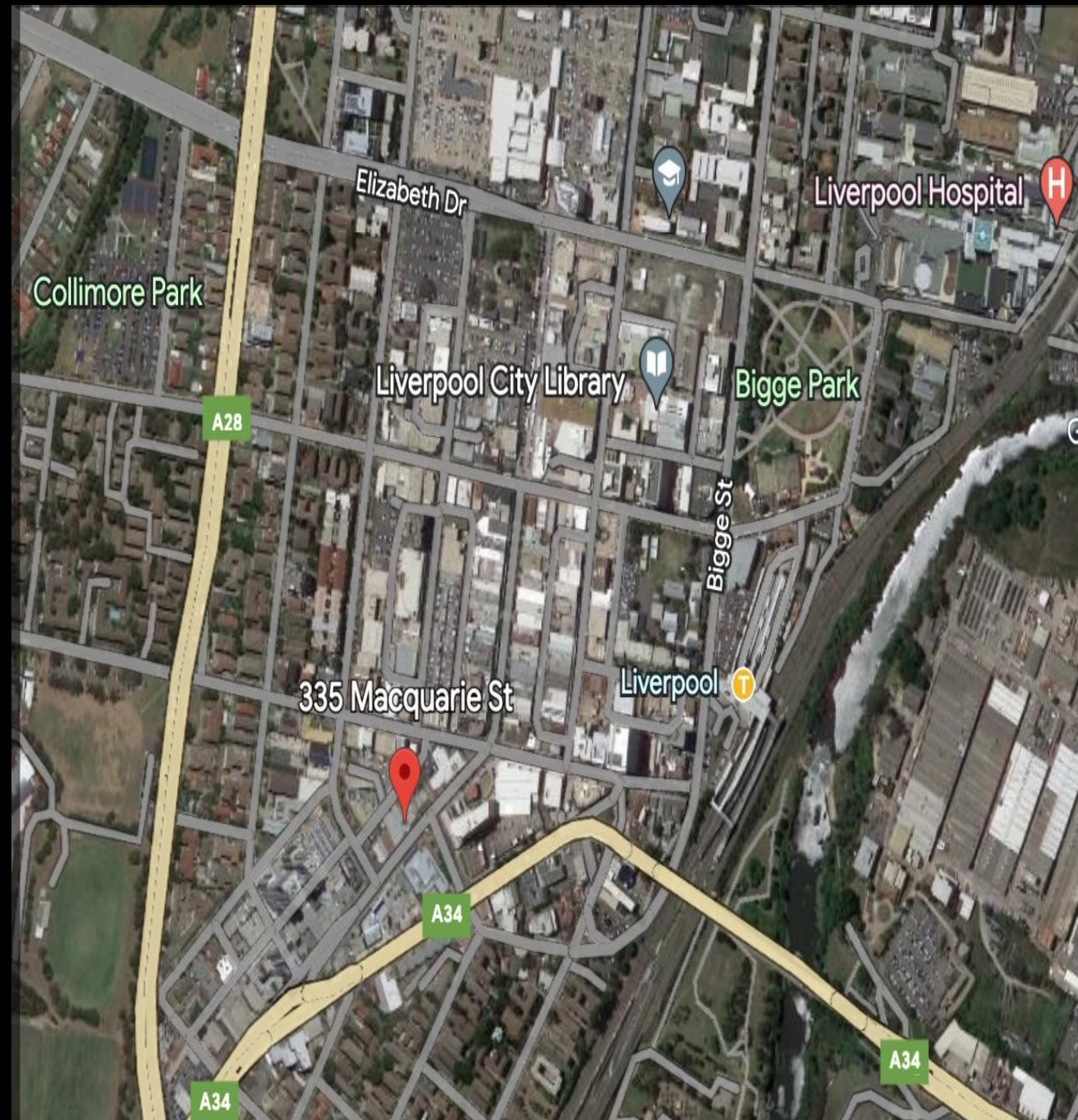
PROPERTY INFORMATION

333-335 MACQUARIE STREET LIVERPOOL NSW



333-335 Macquarie St Liverpool offers key features which will be of interest to many investors and potential developers seeking to invest in the transforming Central Business District of Liverpool.

- ▶ A freehold titled commercial building, which is highly sought after by investors
- ▶ Income producing investment, which has been well occupied historically
- ▶ The potential to add value to the current building site and capitalise on the height limits permitted, a site area of 1264 m sq according to RP Data.
- ▶ Located within the hub of the Central Business District and main arterial roads such as The Hume Highway and Hoxton Park Road.
- ▶ Close to all amenities of the Liverpool CBD, including The University of Western Sydney, The University of Wollongong and Westfields
- ▶ A strategic investment long term to capitalise on the new Western Sydney Airport under construction



CURRENT INCOME

335 Macquarie Street, LIVERPOOL

This property will be of strong interest to investors and developers, particularly being a freehold title property and occupied with an immediate rental return. This will benefit the sale process, providing an income whilst persuing the development application process.

The property is currently generating an annual gross income of \$257,605 + gst.

The annual outgoings of Council Rates, Water Rates, Building Insurance and Land Tax (as a single holding) is estimated at circa \$50,000. Therefore, based on this information, the building is returning an estimated net income of \$207,605 net + gst.

Tenancy Schedule

Filters: Trust: Sydney West Commercial Industrial Property Type: Commercial Tags: 333 Macquarie St, 335 Macquarie St Lease Start Date: between 01-01-2000 and 06-06-2025 Export: Selected Columns

Tenancy	Property	Lease Start	Term	Area SQM	Rent PA	Next Review	Bond
Huqqa Lounge Cafe & Restaurant Pty Ltd	333A & 333C Macquarie Street	11/03/2024	5 Years	115	\$68,310.00	11/03/2026	\$11,000.00
Omar Hammoud T/As Hammoud 1 Restaurant	333B Macquarie Street	08/09/2021	5 Years	85	\$42,139.64	08/09/2025	\$3,641.06
Southern Star Developments (NSW) Pty Ltd	335A Macquarie Street	01/11/2022	3 Years	122	\$52,408.47	31/10/2025	\$13,600.00
Mataam Al Mandi Liverpool Pty Ltd	335B Macquarie Street	16/12/2024	5 Years	153	\$57,600.00	16/12/2025	\$15,840.00
Huqqa Lounge Cafe & Restaurant Pty Ltd	Rear Ground Floor, Storage 335C Macquarie Street	15/03/2024	3 Years	70	\$15,835.53	15/03/2026	\$2,805.00
Grow Up Group Pty Ltd	Rear Shop 335B Storage Area	24/10/2022	3 Years	40	\$11,712.00	23/10/2025	\$2,024.00
Southern Star Developments (NSW) Pty Ltd	Rear Upper Storage Area	01/04/2025	2 Years	100	\$9,600.00	01/04/2028	\$1,760.00



Contact Details

Annette Pace

Mobile: 0437 212 154

Email: annette@swci.com.au

Website: www.sydneywestcommercial.com.au

Suites 5 & 6, Level 1, 88 Bathurst Street

Liverpool. NSW. 2170

