



For Sale



166 Glebe Point Road GLEBE

Suite 2.07

LOCATION:

Positioned along the cultural hub of Glebe Point Road, The former Cinema, Valhalla is the perfect embodiment of Glebe's bohemian style. The buildings local means it is well serviced by transport, with many bus routes flowing along Glebe Point Road and the Light rail station along the Dulwich Hill Line being a short 200 metre walk. With Glebe's quirky café and village style culture outside the front door, this offering is the perfect chance to acquire a new office to move into or add a unique tenanted investment within the suburb's most tightly held building.

DESCRIPTION:

- Strata Area of 40 sqm*
- Circa 200 m from Light rail

PropertyFox is proud to offer to the market Suite 207, 166 Glebe Point Road, Glebe.

Neatly placed along the suburbs cultural hub, is a rare opportunity for owner occupiers and investors alike to own strata office space in a highly coveted building with a very low turnover rate of ownership.

Don't miss this opportunity to own part of the former art house movie theatre, "Valhalla" and become part of the History of Glebe

Suite 2.07 is a creative and compact office suite overflowing with character, currently leased out to a long standing tenant since 2009.

Key Features:

PRICE: \$

AREA: 40.00 sqm

OUTGOINGS: \$6,588.32 per annum

PARKING: Street parking available

COMMENTS:

NABERS RATING: N/A

CONTACT:

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Sydney CBD
Suite 8.03
Level 8, 14 Martin Place
Sydney NSW 2000

Sydney North
Suite 12
Level 1, 67 Christie Street
St Leonards NSW 2065

Sydney West
Ground Floor
79 George Street
Parramatta NSW 2150



Misrepresentation act - these details and measurements herein do not form any part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.



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- Strata Area of 40 sqm*
- Circa 200 m from Light rail
- Gross Rent - \$24,085.92 + GST pa
- Tightly held building with historically low Turnover rate of ownership

Contact Tom Ovenden on 0481 792 189 or Tim Fox on 0431 328 989 for an early inspection.

T 02 9438 1888 **E** enquiry@propertyfox.com.au **W** propertyfox.com.au

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