



# For Sale



## 116 Alexander Street CROWS NEST

### LOCATION:

116 Alexander St offers a vacant, fully refurbished, freehold office building in one of the countries best performing commercial precincts. With a wealth of incoming infrastructure, this property is an opportunity to capitalise on a thriving market well positioned for continued growth.

In the heart of Crows Nest, just seconds walk from Crows Nest retail, 450m\* to the future Crows Nest Metro Station & 750m\* from St Leonards Train Station. (\*Approximate)

### DESCRIPTION:

- NLA: 773 sqm\* + 8 Cars
- Surrounded by infrastructure projects
- Fully refurbished & ready for occupation

Suitable for owner occupiers, investors, and residential developers; 116 Alexander St has just undergone a full refurbishment. The building offers kitchens, bathrooms & light breakouts on every floor; allowing the flexibility to split the floors or occupy the whole building.

Key features of 116 Alexander St include:

- Solar panels on the roof - offering substantial power savings
- Rear lane access to car parking
- Booming commercial precinct
- Four storey office building with a floor area of 773sqm\*
- Dual street frontage and parking for 8 vehicles
- 450m\* to the future Crows Nest Metro Station
- 750m\* from St Leonards Train Station
- Previous net income of \$360,000 p.a. (prior to refurbishment)

Asking Price \$6,750,000 + GST

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

**PRICE:** \$  
**AREA:** 773.10 sqm  
**OUTGOINGS:**  
**PARKING:** 8  
**COMMENTS:**

### 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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Contact the joint-exclusive agents CI & PropertyFox for an Information Memorandum or an inspection.  
\*Approximate

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