

APRIL 2024

31A-33
SOUTH ST
GRANVILLE

Buy either One OR Two building

GRANVILLE CENTRE
- NO 1 -
COMMERCIAL BUILDING



Presented by
Estate John Park



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ZONING - TOWN CENTRE

APPROX 2 MINS WALK TO GRANVILLE STATION
& RIGHT NEXT TO PUBLIC PARKING

GRANVILLE STATION

best commercial building at
Western Sydney!

This is an amazing opportunity
for a short- or long-term
investment, with potential to
increase your rental income year
after year.

Locan centre zoning offers
maximum growth potential,
while the strong tenant mix
ensures secure investment
income.

GRANVILLE LOCAL CENTRE PRECIDENT

THE FAST-GROWING
TOWN IN WESTERN
SYDNEY WITH VIBRATING
COMMUNITIES BRINGS
MORE OPPORTUNITIES

Business

Granville have been transforming rapidly to more young and entertaining culture with its main traffic stream and close to Sydney and Parramatta CBD and Sydney Olympic Park

Welcome to the Granville Town Centre – a vibrant, exciting and unique destination for outdoor dining, public art and entertainment. This is your opportunity to be part of the transformation that will take place with this bibrating town!



Rare Opportunity

Reliable & Safe Asset Granville Town Centre

Imagine a bustling 'Eat Street' boasting delicious cuisine from around the world; an outdoor setting where you can enjoy freshly prepared meals while taking in stunning views of the surrounding area.

You'll have easy access to pedestrian walkways, so you can explore all that this precinct has to offer without having to worry about traffic or parking.

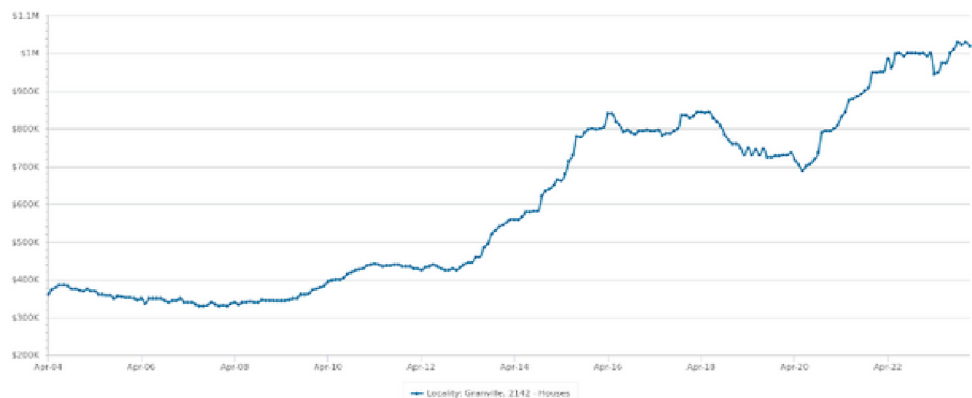
Plus, with proposed upgrades for public art throughout the area, you won't find another location like this one!



GRANVILLE COMMERCIAL MARKET TRENDS

Long Term Market Trends 

Median Sale Price - 20 years (Commercial)



Statistics are calculated over a rolling 12 month period

TENANCY

31A South St	THAI RESTAURANT
33A South St	JAPANESE RESTAURANT
33B South St	TABACCO & KEY CUTS
Flat Upstairs	3 Rooms, Kitchen, Bathroom

This desirable property features high rental income, exposure, and long-term tenants, including a beloved restaurant, candy shop and a tobacco shop.

Upstairs you'll find 3 large rooms with kitchen and bathroom that can be used as a residential flat or Office space subject to approval from the relevant authorities. You can rest assured that your investment is secure with these reliable tenants providing consistent business activities.

Don't miss this opportunity to add value to your portfolio over time - **seize this golden opportunity today!**



FINANCIALS

STRONG TENANCY MIX

INCOME & EXPENSES	RENT/Y EAR	TENANTS	LEASE END
31A South St		THAI RESTAURANT	
33A South St		CANDY SHOP	
33B South St		TOBACCO SHOP	
TOTAL			

Expenses (approx)

Share of outgoings

NET INCOME approx:

**Please contact
Estate John Park for more details
0430 455 740**

Future increase



GROUND



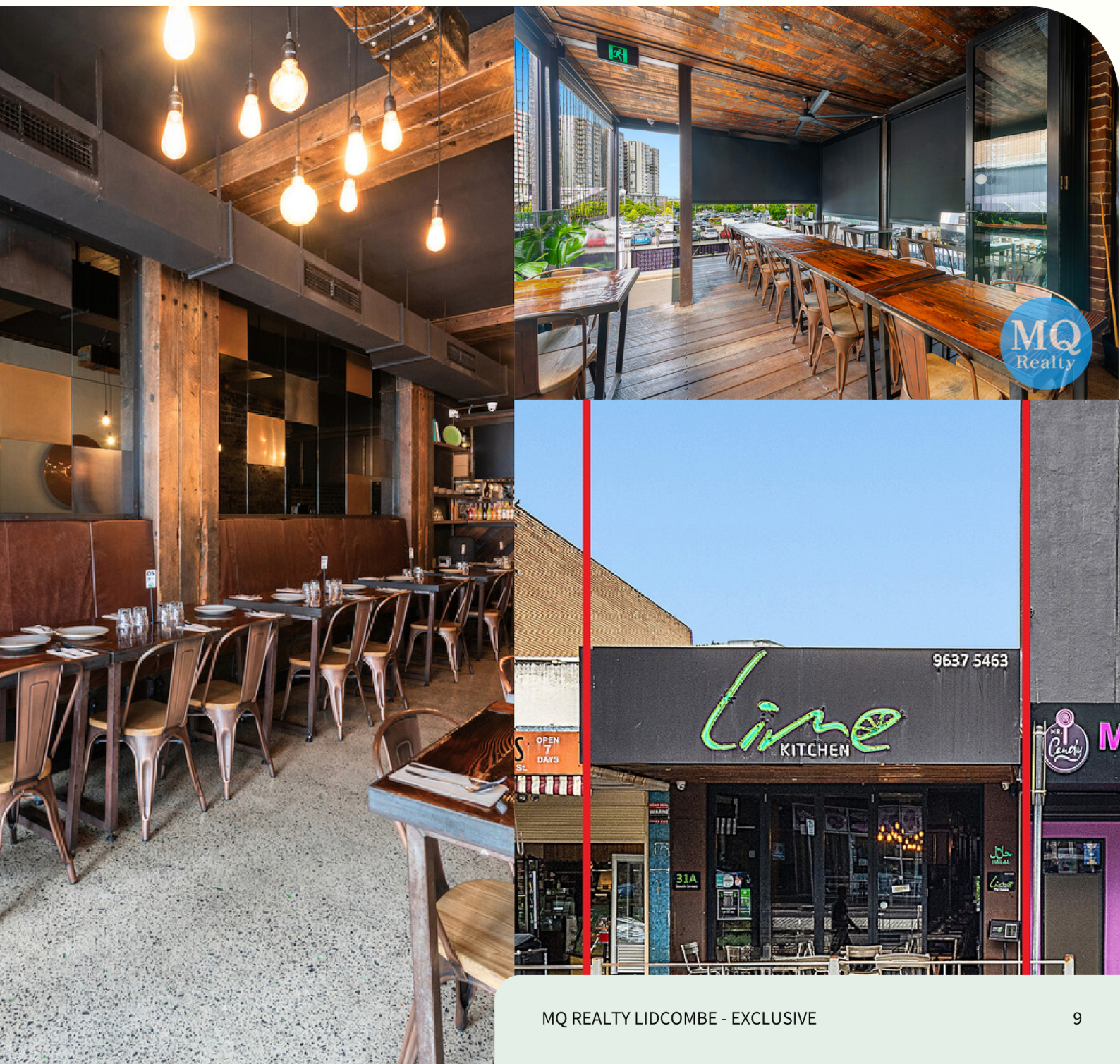
UPSTAIRS

31A South St Building

Land:170.7sqm

Usage: Thai Restaurant

Price: \$2,000,000



31A & 33B South St Granville

Land:271.9sqm

Usage: Tobacco & Candy Shops
and upstairs flat (3 rooms, Kitchen,
Bathroom)

Price: \$4,500,000



31A & 33A & 33B South St Granville

Combined Price for 2 building

Land: 452.6sqm

Usage: 3 Shops & Upstair flat (3 rooms, Kitchen, Bathroom)

Price: \$6,000,000





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Inspection Booking



Book for inspection

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29-31 Joseph St Lidcombe

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