



Shop 1/63-65 Ramsay Road Five Dock, NSW

Perfect Gem for Investors or self-managed Super Fund

Welcome to a rare blue-chip investment opportunity in the heart of Five Dock. This prime commercial property, currently leased by a long-term professional dentist, offers an unparalleled location with excellent street frontage and high levels of passing traffic. Perfectly positioned to benefit from the upcoming metro line, this property is poised for significant value growth, making it an ideal investment for savvy investors.

The strata property, almost brand new, is situated on the ground floor and includes lift access to a shared rooftop terrace featuring stunning city views and a BBQ area. Inside, the property is equipped with a modern kitchen, bathroom, office, storeroom, file room, and an outdoor sitting space, offering a total size of approximately 218 sqm on title. This includes storage rooms, a courtyard, and car space, providing a comprehensive and versatile commercial space.

This is an exceptional opportunity to acquire a prime investment with tenants already in place, located in a highly sought-after area. Don't miss out on this chance to secure a solid return in a rapidly g...

- 142 sqm internal
- 2 separate storage areas - totaling 20 sqm (approx.)
- 1 registered basement car space
- 2 visitors car spaces available
- Roof top terrace and BBQ area
- Total area is 175 sqm (approx.) which includes car space & storage rooms

Tenants Features:

- Currently tenanted at \$110 ,000 incl gst (approx.)
- 100 % of outgoing paid by the tenant

Price: For Sale | Time Realty
Council Rates: \$480.00 p/q
Water Rates: \$180.00 p/q
Strata Rates: \$2,004.60 p/q

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