

# AUCTION

## COMMERCIAL INVESTMENT



### FREEHOLD COMMERCIAL BUILDING

66-68 Moore street, Liverpool NSW

This solidly constructed Freehold Commercial building comprises two ground floor shops and two levels of commercial office suites.

Positioned conveniently within minutes to Macquarie Street Mall, Westfields Liverpool, Liverpool Hospital, the two Universities, bus and rail interchange (and a bus stop located at the shopfront).

The building has been well occupied historically by a mix of local businesses providing a steady income stream. The potential nett annual income of \$162,568 + gst has scope to be improved.

This is an opportunity to hold the investment and benefit from the instant income, refurbish if you choose, potentially amalgamate with adjoining properties and position your investment amongst the future changes and growth forecast for the Liverpool CBD.

# AUCTION

**DATE** Thursday March 26, 2020

**TIME** 11:00 am

**LOCATION** Gemelle Ristoranto,  
79 Bathurst St, Liverpool NSW 2170

To request the property information memorandum contact:

Annette Pace on 0437 212 154  
via email [annette@swci.com.au](mailto:annette@swci.com.au)

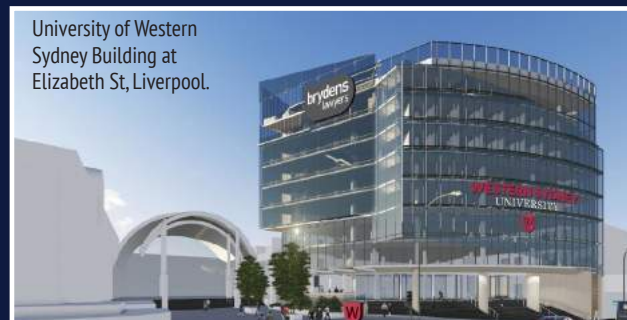




# INVEST IN THE FUTURE OF THE LIVERPOOL CBD

This is an opportune time for the astute investor to capitalise on the third largest city in Sydney, Liverpool.

- Strategically located near the new Western Sydney International Airport under construction;
- Benefiting from the presence of two Universities in the central hub – The University of Wollongong and The University of Western Sydney;
- A new Civic Centre to be built by Liverpool City Council at 52 Scott Street, Liverpool, estimated at \$195 million;
- Plans submitted for Westfields \$93 million redevelopment;
- A \$397 million expansion of Liverpool Hospital completed;
- A multitude of high rise residential developments completed on the perimeter of the CBD.



Suite 6, Level 1, 88 Bathurst Street, Liverpool NSW 2170