



### 119 Marrickville Road Marrickville NSW

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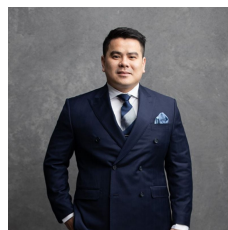
A rare opportunity to acquire a prime mixed-use property in the heart of Marrickville, offering immediate income and significant extension or redevelopment potential (STCA). Perfect for owner-occupiers, investors, or developers seeking a strategic Inner West acquisition.

#### Property Features:

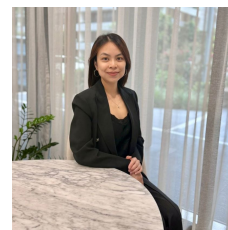
- Land size: 206.2m<sup>2</sup> (approx.)
- Mixed-use building: ground floor retail/commercial shop with three-bedroom residence above
- Four secure gated parking spaces - a rare feature in Marrickville
- Additional internal storage / flexible space suitable for

[For full version visit the website](https://www.recoproperty.com.au)

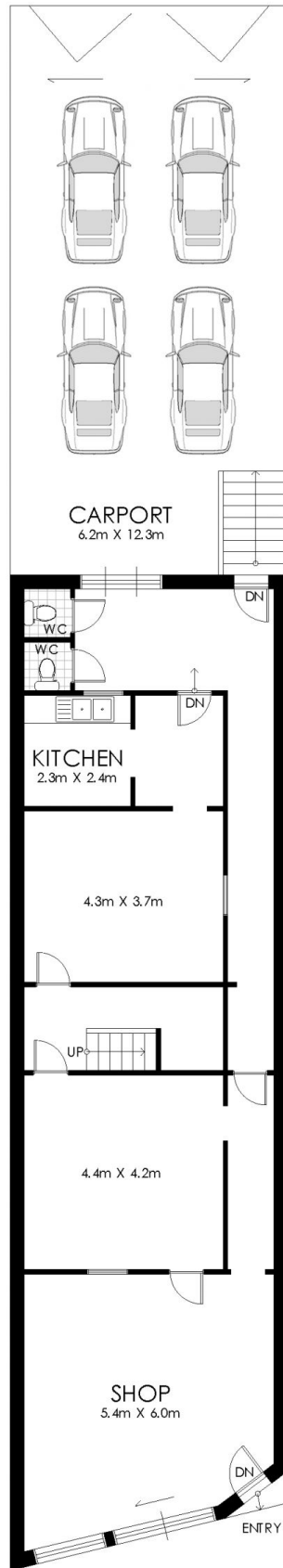
**Type** : Retail  
**Price** : \$2,300,000 - \$2,500,000  
**Building Size** : 259.88 sqm  
**Land Size** : 206.2 sqm  
**View** : <https://www.recoproperty.com.au/86584>  
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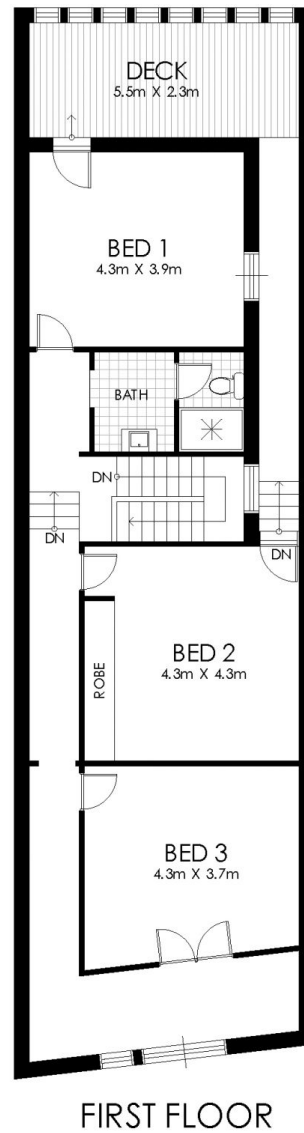
**Junianto Lianto**  
02 8357 3377



**Qiqi Huang**  
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**GROUND FLOOR**



# 119 Marrickville Road, Marrickville

*Disclaimer:* Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.