

Property Facts

140 Coxs Road, North Ryde

Price Guide: \$2,800,000

Land Size: 297 sqm

Internal Size: 260 sqm

Council Rates: \$1,131.25 per quarter

Exceptional Freehold Commercial Investment in Prime North Ryde Location

Located in the bustling heart of Coxs Road, North Ryde, this outstanding freehold commercial property presents a unique opportunity for savvy investors and owner-occupiers alike. Constructed with solid double brick, the property is home to two quality tenants who have each added significant value through state-of-the-art fitouts, ensuring both immediate income and long-term capital growth.

The front tenancy is occupied by a modern and stylish beauty clinic, drawing consistent clientele with its polished presentation and premium services.

At the rear, a professional sports therapist/ physiotherapist operates from a beautifully upgraded space, offering top-tier treatment in a well-equipped facility.

Situated in a high-exposure location, this property benefits from:

- Strong foot traffic from local residents and nearby businesses
- Close proximity to abundant council car parking for customer convenience
- A thriving retail and services precinct surrounded by cafes, shops, cox's road mall and medical centres
- Dual income streams with established, reputable tenants

Key Highlights:

- Freehold title – no strata restrictions
- Solid double brick construction – low maintenance and enduring value
- Professionally fitted-out interiors by both tenants
- Fantastic location in a vibrant, community-focused strip
- Excellent accessibility via public transport and main arterial roads

This is a rare opportunity to secure a high-performing commercial asset in one of North Ryde's most sought-after pockets. With nothing more to spend and quality tenants in place, it's an investment ready to deliver from day one.

Current Rental : Beauty Clinic : \$148,500.00 per annum incl GST + Outgoings approx : \$9,150.00 per annum
Sports Therapist : \$30,014.22 per annum incl GST + Outgoings approx : \$5,850.00 per annum



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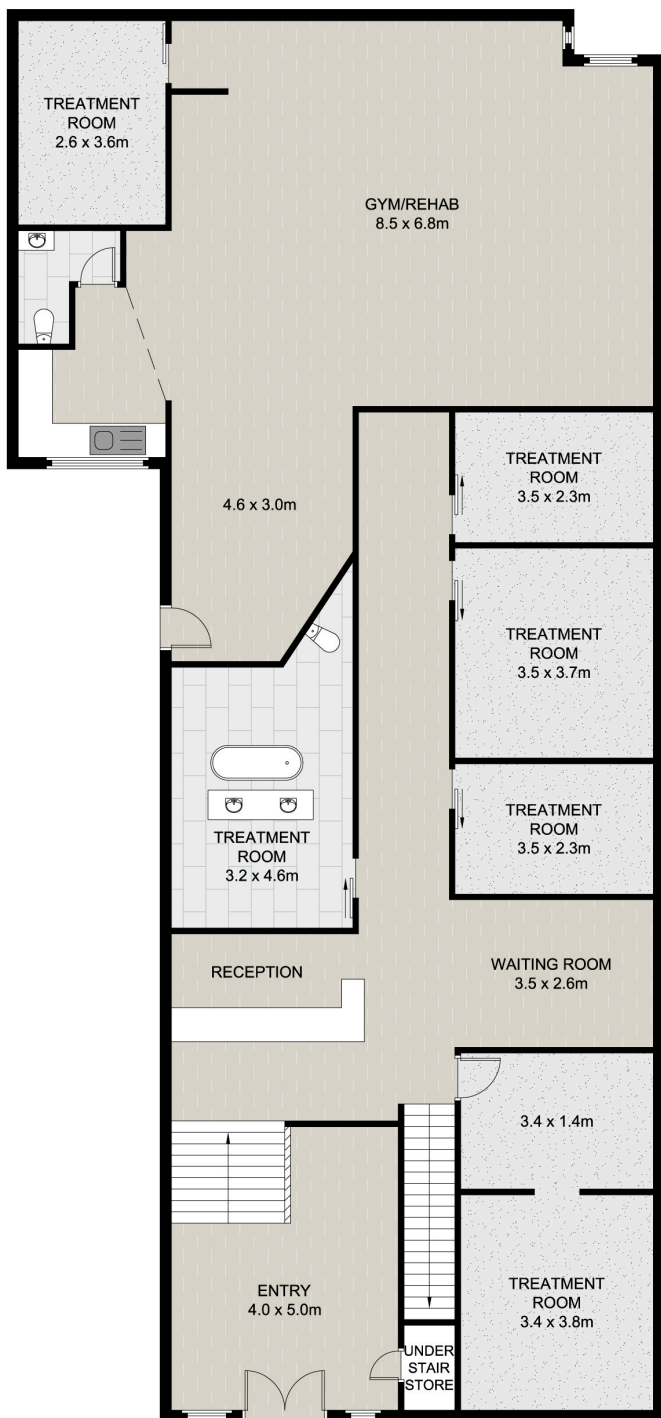
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LOWER LEVEL



UPPER LEVEL



All information contained in this document is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to measurements, dimensions, layout, furniture and descriptions.

INTERNAL : 260.4 M²
TOTAL SIZE : 260.4 M²