



### 13-15 Smail Street Ultimo NSW

- ~ Diverse tenancy mix
- ~ A value add opportunity
- ~ B4 Mixed Use development potential
- ~ NABERS Rating 4.5 stars

**Building Size** : 1494 sqm  
**Land Size** : 664 sqm  
**View** : <https://www.cityalliance.com.au/sale/nsw/inner-west/ultimo/commercial/offices/6249177>

Freestanding Building with three street frontage. The building comprises 13 units. All units contain full amenities including kitchenette, toilet and shower. The property contains on the ground floor 3 office/showroom spaces with polished concrete floor, exposed timber beams and gyprock ceilings. Large floor to ceiling windows provide abundant natural light to the Smail Street frontage.

Levels 1 & 2 consists of 10 office suites with polished timber floorboards, exposed timber beams and timber framed operable windows. Due to the large ceiling heights on Level 2, some suites have small internal mezzanine areas.