

TEST Level 2/276 Pitt Street

Sydney, NSW



Presenting a premier investment opportunity in the heart of Sydney's CBD. 416-418 Pitt Street offers an exceptional commercial position in one of Australia's most dynamic business precincts.

Strategically located within easy walking distance of both Town Hall and Central Stations, this property delivers unparalleled connectivity throughout Sydney and beyond. The surrounding area boasts a vibrant mix of corporate offices, retail outlets, dining establishments, and essential services, creating a thriving business ecosystem.

This prestigious address continues to attract both national and international corporations seeking a foothold in Australia's premier business district. The area is undergoing significant investment and urban renewal projects that will further enhance its appeal as a sound commercial investment destination.

With Sydney CBD maintaining its status as Australia's foremost business address, 416-418 Pitt Street represents a compelling opportunity to secure a foothold in this coveted location with strong long-term growth potential.

Key Information

Investment Type	Office
Purchase Price	\$10,000,000
Net Yield	5.0%

Key Highlights

- Prime CBD location in the heart of Sydney's Central Business District
- Strategic position with exceptional connectivity via Town Hall and Central Stations

- Surrounded by a thriving mix of corporate offices and retail outlets
- Benefits from proximity to major shopping districts and government offices
- Near Sydney's renowned entertainment venues
- Located in Australia's premier business address
- Area undergoing significant investment and urban renewal
- Continues to attract national and international corporations
- Established commercial precinct with strong business ecosystem
- Excellent pedestrian access throughout Sydney CBD

Background Information

How old is the asset?	Not specified
Vendors reason for selling?	Not specified
How many days the property has been on the market with the selling agents?	23
Is the property strata titled?	No
Are the seller & tenant related parties?	No
How long has the current tenant been on-site?	1 None
How long have they been in business overall?	1 None
Is the property in a flood zone?	No
Is this lease a leaseback arrangement?	No

Location Information

Located in the **heart of Sydney's Central Business District**, 416-418 Pitt Street enjoys a strategic position in one of Australia's most dynamic commercial precincts. This prime location sits within **easy walking distance of Town Hall Station and Central Station**, offering exceptional connectivity throughout Sydney and beyond.

The surrounding area is characterised by a **vibrant mix of corporate offices, retail outlets, dining establishments, and essential services**, creating a thriving business ecosystem. The property benefits from its proximity to major shopping districts, government offices, and Sydney's renowned entertainment venues.

Sydney CBD continues to maintain its status as **Australia's premier business address**, attracting both national and international corporations seeking presence in this prestigious location. The area's ongoing constructive investment and urban renewal projects further enhance its appeal as a sound commercial investment destination.

Tenant Information

Tenant information for 416-418 Pitt Street has not been explicitly provided in the available information.



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Financial Overview

Financial details for this prime Sydney CBD property at 416-418 Pitt Street have not been explicitly provided in the available information.

[Rental Yield Calculator](#)

Rental Comparison

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Special Conditions

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Offer to Purchase

Offer to Purchase	\$10,000,000
Initial Deposit	250000
Due Diligence	Not specified
Finance Days	Not specified
Settlement	Not specified

More Images





Disclaimer: The depreciation figures provided are based on specific circumstances and may not accurately reflect your current financial situation. These figures are intended for informational purposes only and should not be construed as financial or tax advice. Individual financial situations can vary widely, and the applicability of these figures to your personal circumstances may differ. It is strongly recommended that you consult with your usual taxation adviser or a qualified financial professional/accountant to verify this information and obtain personalised advice tailored to your specific financial situation. Neither the provider of this information nor any of its affiliates shall be

held liable for any decisions made based on this information without proper consultation with a professional adviser.