

**108 Gladstone Ave, Coniston, NSW 2500****Leased - \$26,000**

Retail Shop



## DA Approved Corner Retail Convenience Store

For Lease | Inspect by Private Appointment

Elders Real Estate Wollongong are offering you this DA Approved Corner Retail Convenience Store

Fringe CBD location, available for immediate lease.

Shop area is approx. 50m2 internal, with an outdoor fully fenced area of approx. 80m2.

An ideal opportunity to take over a space that has been a convenience store for over 50 years.

Wide street frontage with great exposure along a busy street, leading into and out of Wollongong CBD.

Located directly opposite Coniston Train Station, walking distance to Coniston Public School, Auburn street Industrial and Business Precinct, Public buses, Both Public and Private Hospitals and Wollongong CBD

Property features:

- Newly renovated throughout
- Can be leased with current fixtures and fit out
- Prominent corner location of Gladstone Avenue and Heaslip Street
- DA approved as a convenience store, with immediate start date
- Kitchenette and Toilet
- Rear access, as well as potential off-street car space.

A versatile and well-established space, ready for someone to come in and run a business that is situated on a prominent corner space.

For more information or to arrange an inspection, please contact Daniel on 0408422876

**Open for Inspection**

By Appointment.

### Listed By



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Listing Number: 3408828