

3/437 Hume Hwy, Yagoona, NSW 2199

\$299,000 + GST

Medical/Consulting



## STOP PAYING RENT. BUY YOUR OWN COMMERCIAL SPACE

John B Grant Real Estate – Chester Hill is proud to present 3/437 Hume Highway, Yagoona to the market. Perfectly positioned in a high-exposure location directly opposite Yagoona Train Station, this property offers outstanding street presence, constant passing traffic, and exceptional accessibility. Whether you are an owner-occupier looking to establish your business in a strategic location or an investor seeking strong exposure and future potential, this opportunity is not to be missed.

**Open for Inspection**

By Appointment.

The shop is currently in poor condition and requires renovation, providing the perfect blank canvas to transform the space to suit your business vision and creative ideas.

### Property Features:

- Functional retail shopfront with strong street exposure
- Two private office rooms
- Kitchen facilities
- Shower amenities
- Air conditioning throughout
- Security roller doors
- High-visibility position on the busy Hume Highway
- Single car space
- Shared toilet facilities

Size: Approximately 44sqm

Built: Approximately 1981

### Outgoings (approx.):

- Water Rates: \$270.25 per quarter
- Strata Levies: \$440.70 per quarter
- Council Rates: \$113.00 per quarter

### Listed By



Zeth Grant

Mobile: 0416 179 782



Bree Bartlett (Grant)

