

Shop 1/146 Lambeth St, Panania, NSW 2213

Leased - \$48,620

Medical/Consulting



## Prime Retail Opportunity in Panania

This exceptional 64sqm retail space, complemented by a versatile 23sqm outdoor area, is a rare gem that offers endless possibilities for boutique retailers or service providers seeking outstanding exposure and a loyal local clientele.

**Open for Inspection**

By Appointment.

### Key Features

- Perfect for diverse business needs, with bonus alfresco potential to elevate your customer experience.
- Situated in a prominent corner position, ensuring maximum visibility and foot traffic.
- Tailored lease terms designed to suit your unique business requirements.
- Positioned beneath modern residential apartments, creating a built-in customer base.
- Located right by a bus stop, enhancing accessibility and daily visitor numbers.
- Opposite Panania Public School and surrounded by multiple childcare centers, fostering strong connections with the neighborhood.

This prime space is not just a retail opportunity-it's the foundation for your business's growth and success. Don't miss the chance to establish yourself in one of Panania's most desirable locations.

DISCLAIMER: Richardson and Wrench Padstow have carefully prepared this information and endeavoured to ensure its accuracy. We disclaim responsibility for any errors or inaccuracies. Prospective purchasers and tenants should verify the information independently.

### Listed By

Charlie Elazzi  
Phone: (02) 9774 2999

