

Shop 2/146 Lambeth St, Panania, NSW 2213

Leased - \$48,620

Medical/Consulting



## Prime Corner Retail Opportunity in Panania

This brand new 60sqm retail space, accompanied by a 22sqm outdoor area, is perfectly suited for café operators, boutique retailers, or service providers seeking excellent exposure and a strong local customer base.

### Key Features:

- Ideal for café use with fantastic alfresco potential
- Prominent corner position for maximum street visibility
- Flexible lease terms to suit your business needs
- Positioned beneath residential apartments
- Bus stop right at the doorstep for increased accessibility and daily foot traffic
- Directly opposite Panania Public School, with multiple childcare centres nearby

### Open for Inspection

By Appointment.

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

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