

## Shop 3/146 Lambeth St, Panania, NSW 2213

Leased - \$37,180

Medical/Consulting



### Prime Retail Opportunity in Panania

This exceptional 50sqm retail space represents a unique opportunity for boutique retailers or service providers seeking a modern office with excellent exposure and a dedicated local clientele.

#### Key Features

- Suitable for a variety of business needs, including office suites.
- Positioned at a prominent corner location, ensuring maximum visibility and foot traffic.
- Lease terms tailored to meet your specific business requirements.
- Located beneath contemporary residential apartments, providing a built-in customer base.
- Situated next to a bus stop, enhancing accessibility and daily visitor numbers.
- Opposite Panania Public School and surrounded by multiple childcare centers, fostering strong community connections.

This prime space is more than just a retail opportunity-it is the cornerstone for your business growth and success. Do not 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.

**Open for Inspection**

By Appointment.

#### Listed By

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