

## Shop 440 Stoney Creek Rd, Kingsgrove, NSW 2208

**\$650 per week + GST + Outgoings**

Office Suite



### Shop with 2 bedroom residents

Located on the main busy Stoney Creek Road in bustling Kingsgrove NSW, is this boutique retail shop with a full glass exposure and a fully contained two-bedroom apartment with 2 car spaces.

Featuring:

93m<sup>2</sup> Retail Premises - Great Exposure

Zoned B2 - Local Centre

Full glass frontage offering maximum exposure

Two bedroom and one bathroom

Internal good size kitchen

High ceilings

Floor boards throughout

Secure 1 x car spaces

Signage opportunities

Bus stop outside opposite building

Good flow of pedestrian and car traffic daily

Front shop area 40-meter square, total area 100 m<sup>2</sup> approximately.

2 x hour limit Council car parking for clients

Good natural Light

Rear lane access with car space

**Open for Inspection**

By Appointment.

Suitable for hair and beauty saloon, doctors medical centre, chiropractor, solicitor office, retail outlet, small fitness gym.

Contact Abdul Moussalli for more information or to arrange a walk through

### Listed By

Abdul Moussalli

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