

3/1 Kings Cross Rd, Darlinghurst, NSW 2010**\$35,000 PLUS GST + OUTGOINGS**

Office Suite

**Blue-Chip Retail Opportunity In The Elan**

Combining a prime inner-city location with a prominent setting, this versatile strata suite presents a unique commercial/retail prospect ideally suited to a range of uses. A rare opportunity to secure a retail premises in the prestigious Elan complex, one of Sydney's premier residential addresses, the approx 50sqm space is positioned in the heart of Potts Point's commercial hub and offers the potential for an outdoor seating area (STCA).

Open for Inspection

By Appointment.

- * Exceptional exposure to pedestrian and vehicular traffic
- * Tightly held city fringe location, less than 2km to the CBD
- * Glass-fronted retail/commercial with reverse cycle air
- * Ideal office, yoga studio or boutique design/media store
- * Adaptable layout, access to The Elan's washroom facilities
- * Potential for outdoor seating area, subject to approval
- * Prestige address, 200m stroll to Kings Cross station
- * Located at the cusp of Darlinghurst and Kings Cross Roads

Listed By

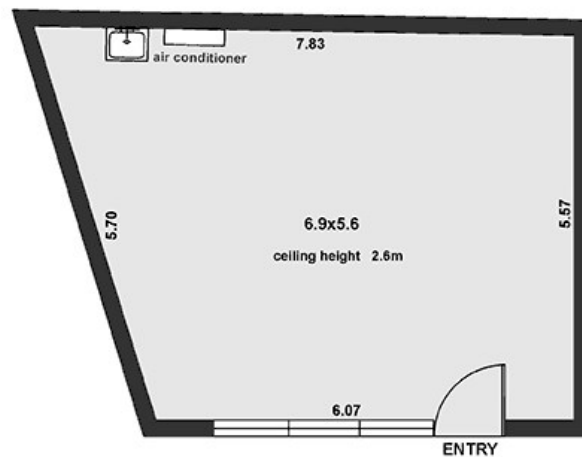
The Office
Phone: (02) 9387 4911

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Floorplan

Shop 3 "The Elan"
1 Kings Cross Rd
DARLINGHURST



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Floor plan by ArtDess Ph: 0414 351363

