

# GUNNING



## 454 Princes Highway ROCKDALE NSW

Two level shop with a strong 5.5 metre frontage to the Princes Highway in the established Rockdale retail strip; close to Rockdale Railway Station.

The shop has a rear frontage to King Lane for easy good loading and access. The premises comprises a ground level, open plan self contained retail space, currently used for the sale of household bedding. The three (3) 1st floor offices are accessed from the Princes Highway frontage and have been recently refurbished.

### Features:

- Freestanding shop and 3 offices
- 5.5 metre frontage; site area of 200m<sup>2</sup>; approximately
- Zoning: General Commercial - flexible usage
- Gross Income on a fully leased basis \$60,000 p.a.

**Building Size** : 200 sqm

**View** : <https://www.gunningre.com.au/sale/nsw/st-george/rockdale/commercial/retail/5730452>



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