

# GUNNING



## 6 & 12/74 Mountain Street Ultimo NSW

Gunning is excited to offer for sale by public auction this opportunity to acquire an excellent retail investment in one of Sydney's thriving CBD-fringe precincts.

### Property/Lease Details:

- > \$45,753+GST net pa (approx)
- > 146sqm retail shop
- > Commercial kitchen
- > New restaurant fit-out
- > 5+5 year lease
- > Secure car space
- > Outgoings - \$13,991 pa (approx)

### Location Details:

- > Prime city-fringe location
- > Surrounded by Sydney's top universities and educational institutions

**Building Size** : 146 sqm

**Land Size** : 146 sqm

**View** : <https://www.gunningre.com.au/sale/nsw/inner-west/ultimo/commercial/retail/5731064>