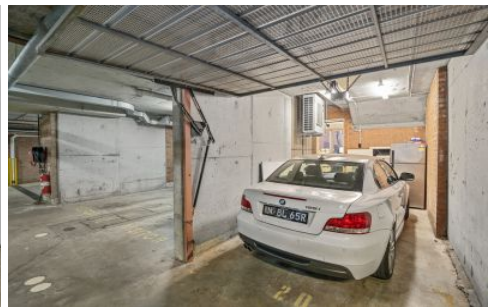
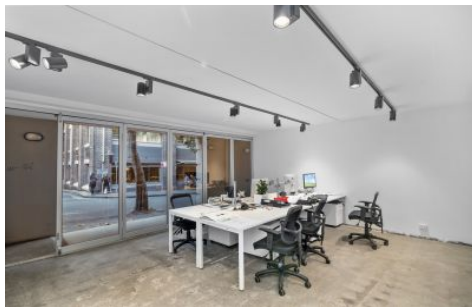


GUNNING



Shop 1/38-50 Mary Street Surry Hills NSW

Gunning Real Estate is pleased to offer this immaculately presented Retail investment with commanding exposure on Mary Street, Surry Hills.

Boutique warehouse converted building (1998) nestled in the heart of Cafe culture and creative Surry Hills. This property is leased to a strong tenant and presents itself as a very appealing asset to the Retail Investor or as an alternative entry level Residential property Investment.

Key features:

- 38sqm of retail area
- 7m frontage - great exposure to Mary Street
- Efficient layout - clean open plan (7mx5.5m approx)
- 1 x Lock-up Garage of 15sqm with storage
- Mixed retail/residential building

Building Size : 38 sqm

View : <https://www.gunningre.com.au/sale/nsw/eastern-suburbs/surry-hills/commercial/retail/5731154>



Daniel Gunning
02 9698 0222

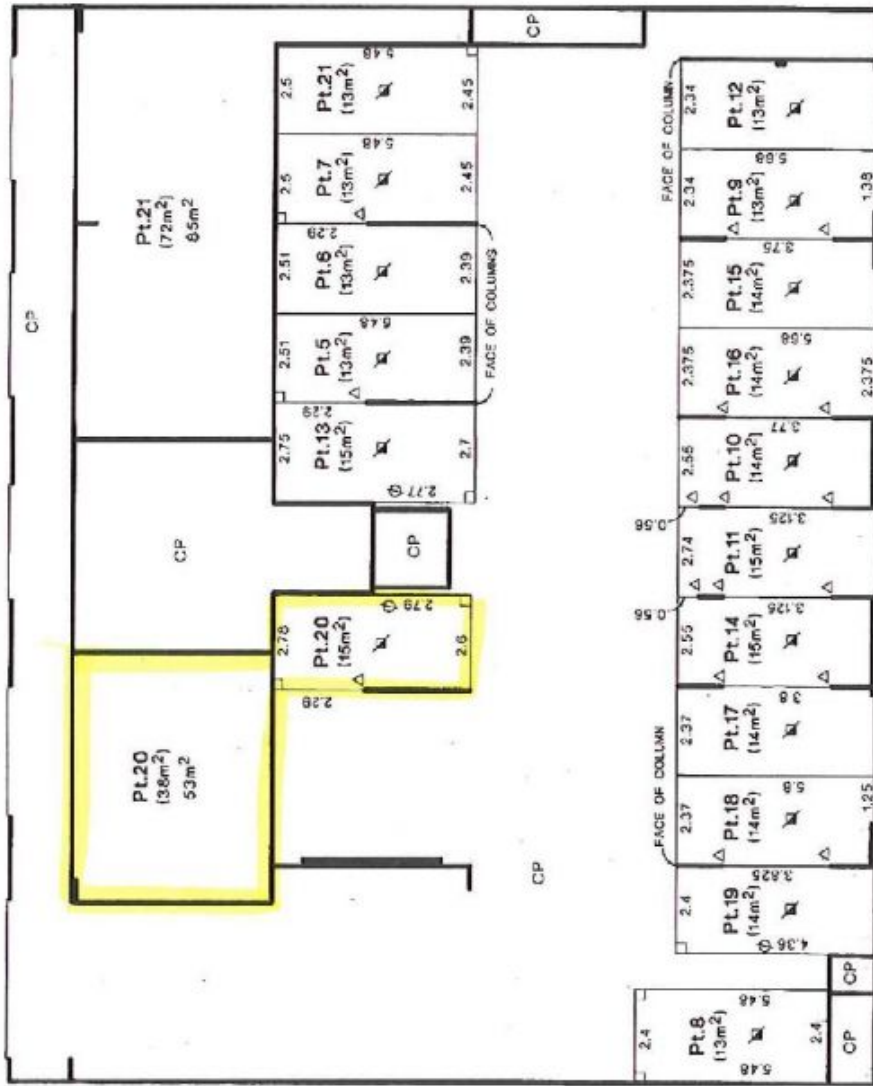
STRATA PLAN 56390

OFFICE USE ONLY



- DENOTES RIGHT ANGLE (90°)
 ▤ DENOTES CAR PARKING
 CP DENOTES COMMON PROPERTY
 Φ DENOTES PROLONGATION OF FACE OF WALL
 Δ DENOTES PROLONGATION OF CENTRE OF COLUMN
 ALL SERVICE DUCTING IS COMMON PROPERTY

NOTE
ALL AREAS ARE APPROXIMATE ONLY
SERVICE LINES WITHIN LOTS ARE COMMON PROPERTY



LOT	UNIT ENTITLEMENT
1	255
2	250
3	250
4	255
5	485
6	485
7	485
8	485
9	485
10	615
11	635
12	635
13	635
14	700
15	515
16	545
17	545
18	545
19	610
20	210
21	375
TOTAL	10000

LEVEL 1 (SHOPS AND COVERED CAR PARKING)

56390



Lengths are in metres

Reduction Ratio 1:125

W.L. Gould

Surveyor Registered under Surveyors Act 1929

SURVEYORS REFERENCE: CH704054/163

General Manager/Authorized Person