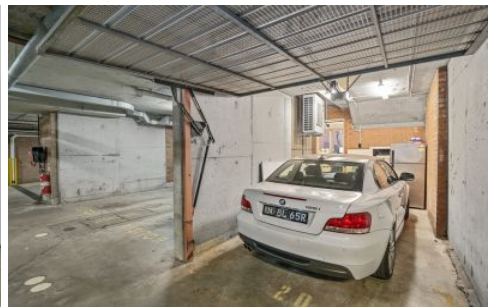


# GUNNING



## 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.

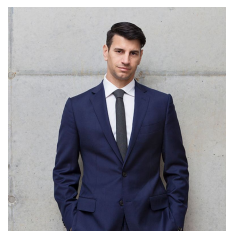
Boutique warehouse converted building (1998) nestled in the heart of Cafe culture and creative Surry Hills. This property is leased to a strong tenant and presents itself as a very appealing asset to the Retail Investor or as an alternative entry level Residential property Investment.

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**

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

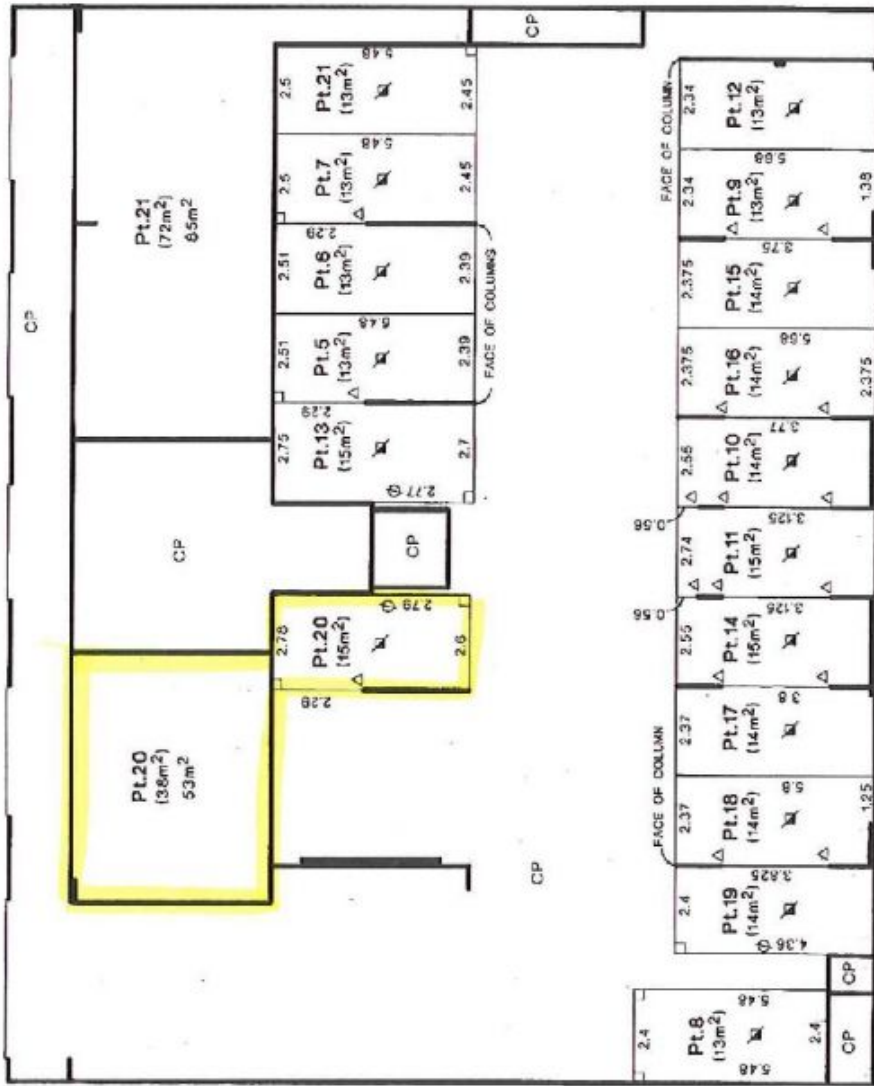
STRATA PLAN 56390

OFFICE USE ONLY



- DENOTES RIGHT ANGLE (90°)
- ⊗ DENOTES CAR PARKING
- CP DENOTES COMMON PROPERTY
- ⊙ DENOTES PROLONGATION OF FACE OF WALL
- △ 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



LEVEL 1 SHOPS AND COVERED CAR PARKING

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	815
16	545
17	545
18	545
19	610
20	210
21	375
TOTAL	10000

56390



Lengths are in metres

*W. H. Gault*  
General Manager/Authorized Person

Reduction Ratio 1:125

*W. H. Gault*  
Surveyor Registered under Surveyors Act 1929  
SURVEYORS REFERENCE: CPT04059/63