

# GUNNING



## 144 Railway Parade Kogarah NSW

Gunning Real Estate is pleased to present this ground floor retail shop that is ideal for food-related tenants. The property is centrally located just 270m from Kogarah train station and shopping centre, 220m from St George Public Hospital, and 450m from St George Private Hospital.

The property features a spacious open-plan shopfront, plus a disabled toilet, a wash up area, and a storage area at the back. Rear lane access and own parking are also available.

### KEY FEATURES:

- Internal area: 85sqm
- Allocated car parking available
- Rear lane access
- Grease trap + exhaust duct + gas in place
- Previous tenant: The restaurant 'Papparoti'
- Own toilets & shower

**Building Size** : 85 sqm

**View** : <https://www.gunningre.com.au/lease/nsw/st-george/kogarah/commercial/retail/5731547>



**William Wu**  
**02 9698 0222**