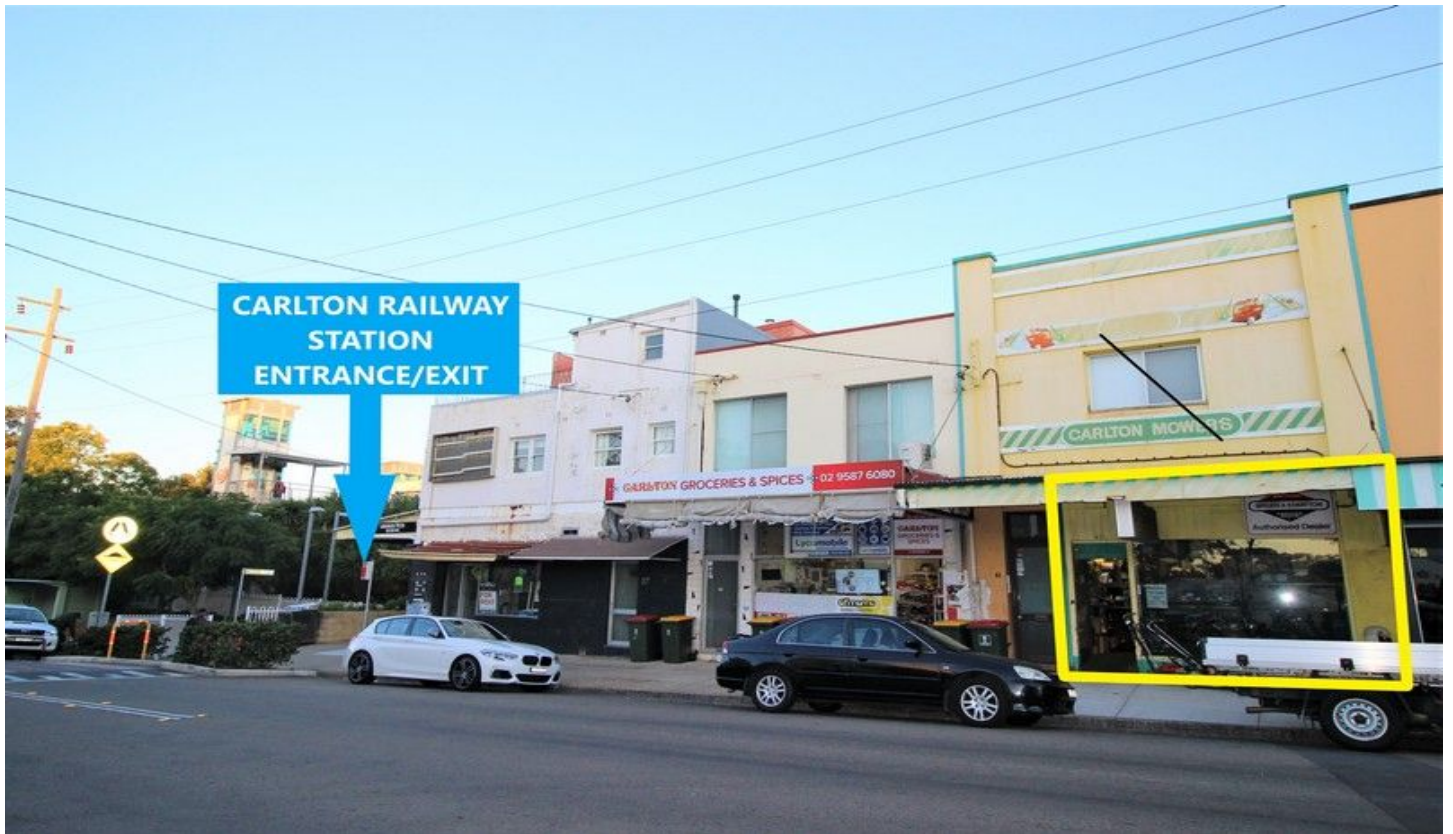


# GUNNING



## 41 Carlton Parade Carlton NSW

Gunning Real Estate is pleased to present this small and affordable shop for lease. Adjoining other lively neighbourhood shops, the property is only 15m from Carlton train station's entrance/exit.

The property features an open-plan shopfront plus a partitioned space. It also comes with additional storage area at rear and its own toilet.

Good amount of rent free period can be provided as lease incentive!

### KEY FEATURES:

- Area: 34sqm (shop) + 19sqm (storage & toilet at rear)
- High ceiling (3.5m)
- Just a few steps to train station
- Suits a variety of uses including retail & small

**Building Size** : 53 sqm  
**View** : <https://www.gunningre.com.au/lease/nsw/st-george/carlton/commercial/retail/5731571>



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