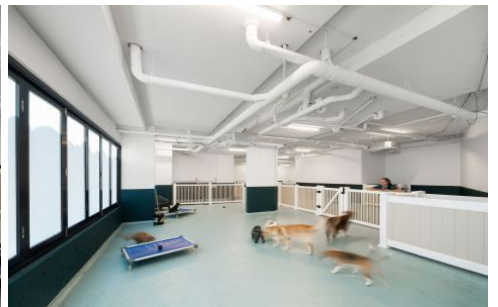
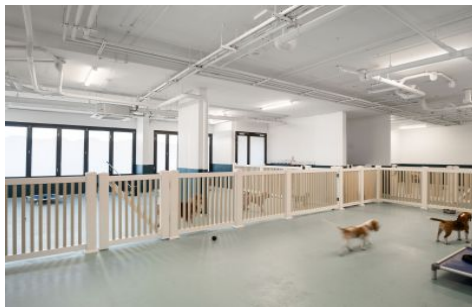


# GUNNING



**Shops 1&2/17 Erskineville Road Newtown NSW**

**2 🚗**

Gunning Real Estate is pleased to offer for sale this rare investment opportunity in Erskineville Village Centre.

- ? Total area: 268sqm approximately
- ? Two Shops: 143sqm and 116sqm
- ? Parking: 2 car spaces on title
- ? High ceilings from 3.5m - 5.5m
- ? Tenant: KIP Happy Stays <https://kip.com.au/>
- ? Net income: \$239,440 pa + outgoings (\$10,560)
- ? Lease term: 10 years + 5 years
- ? Lease commenced: October 2022
- ? 10 year lease to 2032 + 5 year option
- ? Annual Increases: CPI
- ? Located in Erskineville Village amongst medical centre, Woolworths, Toni & Guy as tenants. Close to Newtown and Erskineville train stations.

**Price** : Contact Agent  
**Building Size** : 268 sqm  
**View** : <https://www.gunningre.com.au/sale/nsw/inner-west/newtown/commercial/retail/7738971>



**Tushar Bakshi**  
**02 9698 0222**



**Daniel Gunning**  
**02 9698 0222**