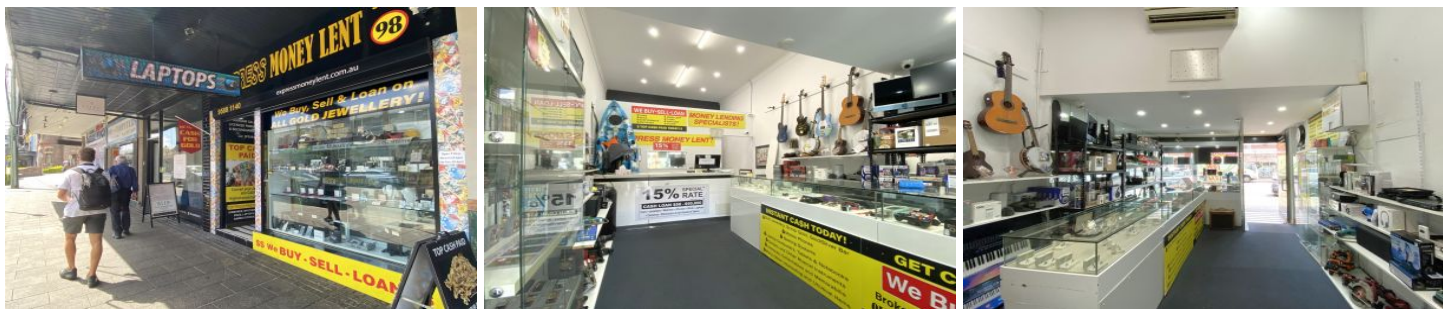


GUNNING



98 Railway Parade Kogarah NSW

Gunning Real Estate is pleased to present this rare opportunity to acquire a freehold retail building in prime location within Kogarah retail district.

FOR INVESTORS:

The tenant, Express Money Lent, has had a long-term presence in Kogarah and has a total of 6 branches in Sydney.

The current 5-year lease expires in May 2025 with a further 5-year option term (market rent review upon renewing).

FOR OWNER-OCCUPIERS:

The current lease provides that the owner may terminate the lease with 6 months' notice after May 2025.

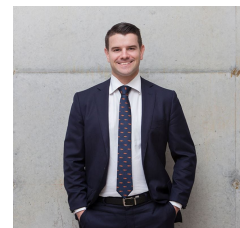
LOCATION:

- 2 minutes' walk from Kogarah train station and Kogarah

Price	: Please Contact Agent
Building Size	: 82 sqm
Land Size	: 82 sqm
View	: https://www.gunningre.com.au/sale/nsw/st-george/kogarah/commercial/retail/7957252



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