

# 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 Lend, 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.

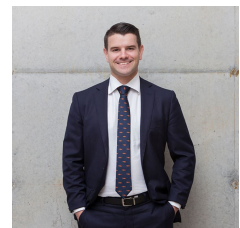
### LOCATION:

- 2 minutes' walk from Kogarah train station and Kogarah

<b>Price</b>	: Please Contact Agent
<b>Building Size</b>	: 82 sqm
<b>Land Size</b>	: 82 sqm
<b>View</b>	: <a href="https://www.gunningre.com.au/sale/nsw/st-george/kogarah/commercial/retail/7957252">https://www.gunningre.com.au/sale/nsw/st-george/kogarah/commercial/retail/7957252</a>



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