



## PERFECT SPACE WITH REAL LANE ACCESS!

This spacious shopfront is available in a prime location. Located on the busy retail strip of Wardell Road with a bus stop outside the front door, 100m from Dulwich Hill Train Station and Light Rail with high exposure to pedestrians and drivers passing by.

- 180sqm approx. show room space plus double car garage at rear
- Prime position on busy retail strip
- Kitchen and toilet amenities
- Rear lane access and off street parking
- 100m away from Dulwich Hill train station and Light Rail
- High Exposure
- Suitable for a wide range of uses
- Rear lane access with large roller door access
- Outgoings: Electricity
- Rent: \$800 per week
- 2 bedroom residence also available upstairs if requested

Call Ross Mournheis on 0419 171 469 to discuss the opportunities and arrange a viewing.

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<b>Price</b>	\$682 Per Week
<b>Property Type</b>	commercial
<b>Property ID</b>	788
<b>Land Area</b>	180 m2
<b>Office Area</b>	180 m2

### AGENT DETAILS

Ross Mournheis - 0419171469

### OFFICE DETAILS

Marrickville  
Shop 5, 345 Illawarra Road Marrickville  
NSW 2204  
02 9558 0388

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property agents

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