

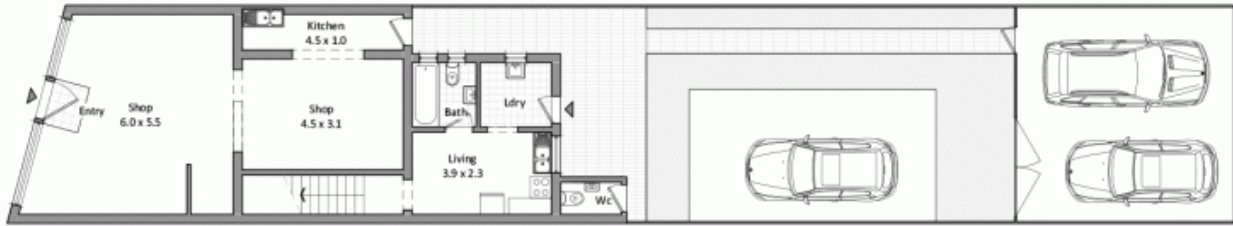
51 Rocky Point Road KOGARAH, NSW

OPPORTUNITY TO BUY A SHOP & RESIDENCE WITH POTENTIAL TO IMPROVE

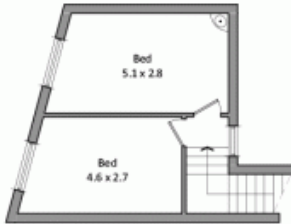
Situated in a popular shopping strip with rear lane access to parking for 2 cars and a Bus stop 10m from front door, this shop and residence is being offered as a going concern with two tenancies and gross income of \$2900 per month approx. Shop trading as a traditional Thai massage & a tenanted residence with land area 191 m2. Potential to further improve & enhance with B1 zoning (commercial/ residential mix). Located just a short drive to Kogarah station and Princes Highway, this shop/office has high exposure and busy thoroughfare with signage potential on Rocky Point Road.

George Stav

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Ground level floor plan



First level floor plan

This diagram is for illustrative purpose only. All reasonable care has been taken in the preparation, but no warranty is given as to the accuracy of the information. This document does not constitute any part of any offer or contract. Dimensions shown are approximate only. Prospective purchasers must rely on their own enquiries. Floor plan by Igor Nedic 0410581805 / spinpix.com.au

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