



176 New South Head Road, Edgecliff NSW 2027

Occupy or Invest - Perfect size Retail/Office opp Edgecliff Station

Immaculately presented commercial premises positioned directly opposite Edgecliff train station/ Shopping Centre. Boasting great natural light, dark polished floors and high/exposed ceilings, this fresh and crisp suite presents the perfect opportunity for a Investor/Superfund.

Current Annual Rental: \$37,855.92 per annum + GST Gross

Features Include:

- 30sqm (approx) of flexible internal space
- 10sqm (approx) of enclosed rear storage area
- Large glass shop
- Trendy Lighting
- Great internal finish

Retail

FOR SALE

30sqm

Ralph Garofano

0413 008 080

ralph@oxfordagency.com.au