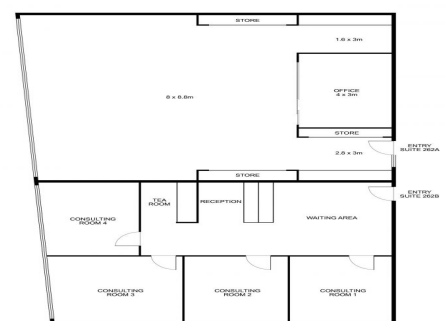


Suite 262, 7-11 The Avenue,  
HURSTVILLE



## Level 6/262/7-11 The Avenue, Hurstville NSW 2220

### INVEST &/OR OCCUPY - FLEXIBLE OPTIONS AVAILABLE!

Gunning Real Estate is pleased to present for sale this versatile commercial office suite situated on Level 6 of this high quality office building, boasting excellent natural light. Currently split up into two separate suites; Suite 262A is predominately open plan with 1 partitioned office whereas Suite 262B is set up for consulting with a reception/waiting area & 4 consult rooms/partitioned offices.

#### KEY FEATURES

- Area: 168sqm\*  
(Currently split as 96sqm\* & 72sqm\*)
- Three (3) secure allocated car spaces  
(Currently allocated as 2 & 1)
- Combined income: \$73,

Offices  
FOR SALE

168sqm

# GUNNING

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