



98 Railway Parade, Kogarah NSW 2217

## Freehold Opportunity in the Heart of Kogarah CBD - Invest or Occupy

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 Lent, 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:

- 2 minutes' walk from

Retail

Contact Agent

82sqm

# GUNNING

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