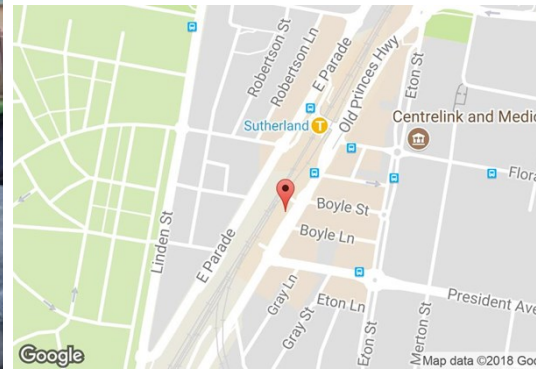


# FOR LEASE



## 753 Old Princes Highway, SUTHERLAND 2232

### Two office-style buildings on offer!

#### LOCATION

Sutherland Railway Station is located on the Illawarra line, serving the suburb of Sutherland & the T4 Eastern Suburbs & Illawarra line, as well at the South Coast line.

It is 30 kilometres south of Sydney's CBD & is the administrative centre for the local government area of the Sutherland Shire.

#### DESCRIPTION

Heritage style retail opportunity, situated directly on the Old Princes Highway, adjacent to a well-established retailer and within a local retail strip.

The 257m<sup>2</sup> available site comprises of:

43m<sup>2</sup> & 36m<sup>2</sup> - Two office-style buildings

18m<sup>2</sup> - Verandah

70m<sup>2</sup> - Exclusive garden area

90m<sup>2</sup> - Parking area

Existing bathroom and kitchen amenities

Potential large and highly visible signage opportunity on boundary fence (STCA)

#### STATION & PASSENGER STATISTICS:

Over 390,000 passenger movements monthly

#### USE TYPE:

All uses STCA

#### PROVISIONS:

- 32 Amps, Single Phase

- Nil Trade Waste

#### CONTACT

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# FOR LEASE



- Nil Exhaust

## FEATURES

-  **Lvl/Suite**  
Ground Shop
-  **Rent Review**  
To be advised
-  **Parking**  
To be advised
-  **Area**  
257 m<sup>2</sup>
-  **Term**  
To be advised
-  **Available**  
Now
-  **Rent**  
/m<sup>2</sup> Gross
-  **Outgoings**  
Local authority & utility charges
-  **Comments**

## CONTACT

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