

**1/194 Marion St, Leichhardt, NSW 2040**

**\$45760 per Year Inc. GST**

Retail Shop



### "Be Exposed"

Perfectly positioned in a prominent location in the Inner West, close to Norton Street shopping village, Market Town, Light Rail and sitting on the corner of a major arterial route, Marion and Tebbut street intersection. This retail / showroom property offers huge potential for that business wanting exposure and location. The 120 sqm shop has ample parking for customers with 2 permanent car spaces for the occupant, availability of air conditioning and an adaptable layout that would suit multiple uses.

### Open for Inspection

By Appointment.

- 120sqm
- 2 x car space
- High exposure
- Customer parking
- Transport at your door step including light rail

Rent- \$800 + Gst

Inspect by appointment- Anthony Portelli 0418 235 121

### Listed By



Anthony Portelli  
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