



171 Tower Street Panania NSW

This contemporary shop boasts a prime location along the bustling Panania Retail Precinct, ensuring ample foot traffic and convenient parking for customers. It offers various amenities including air-conditioning, a spacious front area, a kitchen equipped with a cooler room, a storage room, and two bathrooms. Additionally, it comes with two undercover car spaces. Ideal for a range of businesses such as offices, medical centres, hairdressers, and retail outlets, among others.

Key features comprise:

- ? Air-conditioning
- ? Toilet facilities
- ? Cooler room
- ? Two undercover car spaces
- ? Rear lane access
- ? Close proximity to the train station and bus stop
- ? Prominent exposure with frontage to Tower Street
- ? Highly desirable location due to its busy position and strong trade demographic

Available for occupancy immediately.

An inspection of this quality shop is imperative! Please contact Margaret on 9771 6115 to inspect or email margaret@allianceaust.com.au for further information.

Disclaimer: We have, in preparing this document, used our best endeavours to ensure that the information contained herein is true and accurate to the best of our knowledge, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or mis-statements contained in this document. Prospective purchasers should make their own enquiries to verify the information contained in this document.

2 

Price : \$35,457 pa

Building Size : 112 sqm

Land Size : 240 sqm



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All reasonable care was taken in the preparation of this document, however no warranty is given to the accuracy of the information. Dimensions shown are approximate only.