



**Richard Matthews**  
REAL ESTATE



## 564 Forest Road Penshurst, 2222 NSW

### Expansive Retail Opportunity Set on Prominent Corner Positioning

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#### POTENTIAL:

- Outstanding opportunity for the astute investor, the expanding business or future developers
- Currently leased as green grocer, with excellent potential income of approximately \$141,000 per annum including GST
- Zoning: Flexible E1 Local Centre Zoning

#### PROPERTY:

- Internal Size: 400sqm approx.
- Total Size: 805sqm approx.
- Large format retail and storage space spanning across two floors with basement and cool room
- Two powder room facilities
- 9m height limit
- 6 secure car spaces

#### POSITION:

- Conveniently located in close proximity to main arterial roads
- Enviably corner position offering easy access and ample onsite as well as -street parking
- Prominent street presence on main road with high traffic

For Sale

Inspect

Inspection of this property is available strictly by arrangement only.

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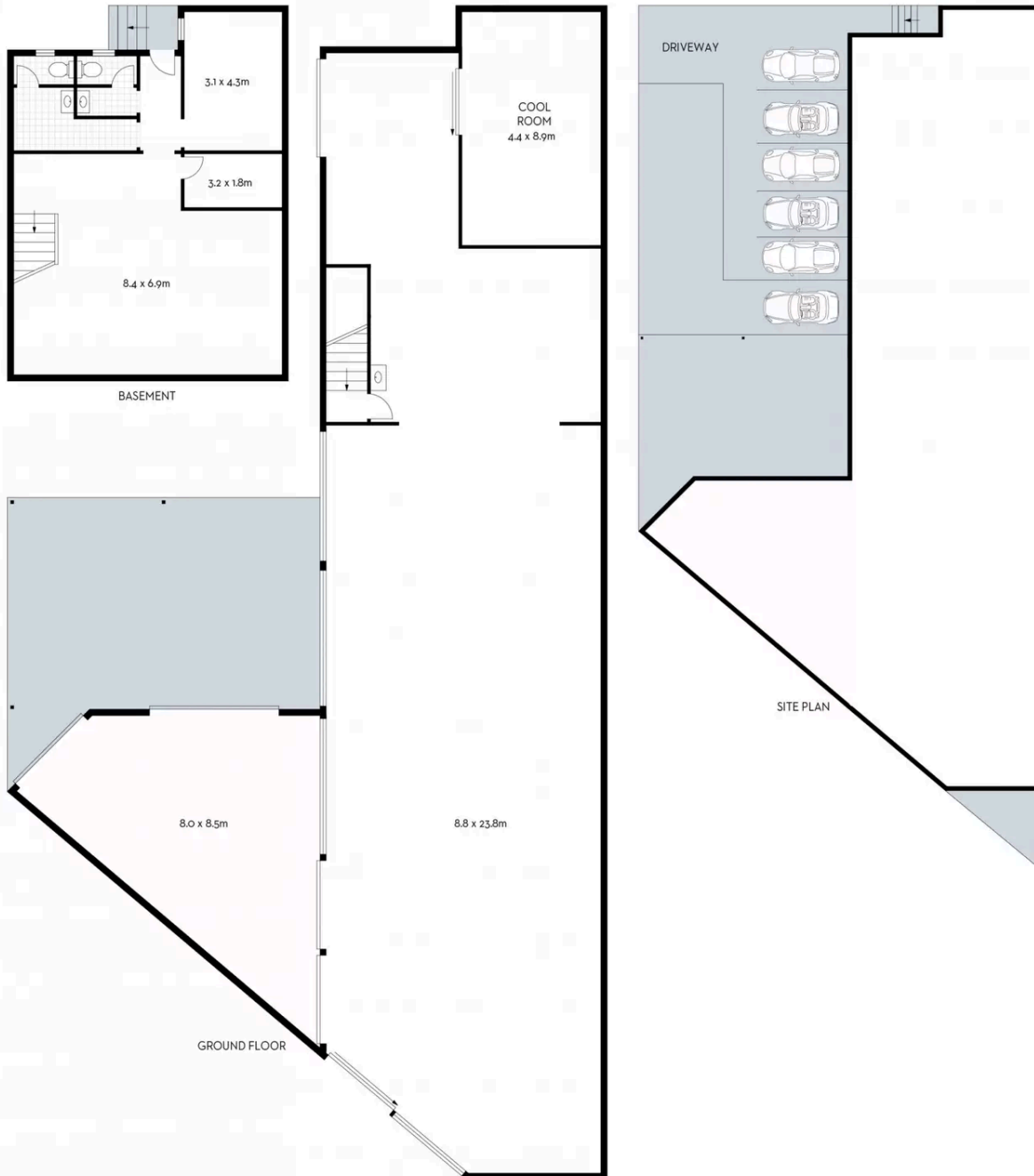


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#TeamRichardMatthews



Floorplan disclaimer: This floorplan/site plan is intended as an approximate guide only. No representations or warranties of any nature are given or intended and any person or company using this information other than as a guide should always rely on their own enquiries.



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