

## Prime Commercial Space for Lease - Rear Lane Access and Parking

150sq  
m



### 59 Majors Bay Road, Concord

**\$130,000 + GST + Outgoings p.a.**

An amazing commercial space is available, highly sought after area and limited opportunity to be in the heart of Concord. The space itself is approximately 150sqm total space with an unbeatable Location inclusive of convenient transport links and a rare chance to establish your business in a thriving commercial hub. Unbeatable Location; situated on Majors Bay Road's bustling retail strip, this space benefits from high foot traffic and proximity to; popular cafés & restaurants, retail shops & services, major supermarkets and medical & professional offices. Convenient Transport Links including; bus routes along Majors Bay Road connecting to Burwood, Strathfield & Sydney CBD. The Burwood & North Strathfield Train Stations located just minutes away and easy access to major roads including Parramatta Road & the M4 Motorway.

Previously utilized as an optometrist, this versatile space is ideal for various business uses (STCA).

#### Key Features:

- Approx. 150sqm Total space
- Spacious waiting/reception area

**Property ID:** L36419244

**Property Type:** Retail

**Building / Floor Area:** 150

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#### Christian Bracci

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- 5 patient rooms with small sinks
- Kitchenette for a staff room
- Bathroom and rear secure outdoor area
- Available now, enquire within

For further information or to inspect the property, please contact;

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