

## Prime Retail/Commercial Space in High-Exposure Kensington Location

74sq  
m

### Shop 1/252 Anzac Parade, Kensington

Contact Agent - Andrew Yong 0400 659 087

1/252 Anzac Parade, Kensington offers an exceptional opportunity for investors or owner-occupiers to secure a versatile retail or commercial premises in one of the Eastern Suburbs' busiest thoroughfares. Located in the prominent Capella Building, this high-traffic position with excellent street frontage, this ground-floor property is ideal for a wide range of businesses seeking strong visibility and accessibility.

Surrounded by established retailers, cafes, and close to the University of New South Wales, this location attracts a constant stream of foot and vehicle traffic. The area is well-served by public transport and is just minutes from the CBD and key lifestyle hubs.

Whether you're looking to capitalise on the current lease in place for immediate rental income, or planning for future business use, this flexible space offers strong investment fundamentals and long-term potential.

#### Key Features:

- Situated on one of Sydney's busiest arterial roads, this property benefits from exceptional exposure to both foot and vehicular traffic on Anzac Parade.
- Ground-floor commercial/retail space

**Property ID:** L34416060

**Property Type:** Retail

**Building / Floor Area:** 74

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- Flexible layout to suit various business types
- Located in close proximity to UNSW, the property is surrounded by a vibrant mix of cafés, retailers, and essential services, attracting a steady stream of potential customers.
- The property is suitable for a range of commercial uses, including retail, office, or hospitality (subject to council approval).
- With the ongoing development in the area and the property's prime location, it presents a compelling strong investment opportunity. Ideal for investors or future owner-occupiers
- 74sqm (approx.)
- Existing lease provides immediate income.
- Current rental return \$4205.95 per month, \$50,471.40 per year

Don't miss this rare opportunity to secure a quality property in a tightly held Kensington precinct.