



**KOGARAH**  
206-214 Railway Parade

50 sqm

## RETAIL/COMMERCIAL IN KOGARAH VILLAGE AND MEDICAL HUB

### Contact Exclusive Selling Agents

Located on the corner of Bowns Road and Railway Parade, the property is on a highly exposed corner position facing the Illawarra Railway line which has direct access from Wollongong to Sydney CBD. In walking distance to Kogarah & Carlton Railway stations, the property is in close proximity to Kogarah Village and St George Hospital, St George Private Hospital, Kogarah Hospital, Net Strata Jubilee Oval (Kogarah Oval) and some of the best public and private schools in Sydney.

An opportunity to buy or lease brand new ground floor Retail and Level 1 Commercial Space Off the Plan in Kogarah. The property will comprise of a twelve (12) storey residential and mixed use commercial/retail building with associated basement parking. Areas available to buy or lease from 50sqm to 634sqm approx. with estimated completion date Q3 2023.

#### Ground Floor

- Areas from 100sqm to whole floor 250sqm approx.

Property ID	L17205775
Property Type	Offices
Building / Floor Area	50
Land Area	1081.0 sqm

### AGENT

**Christian Cirillo**

📞 0434 537 009

✉️ ccirillo@rhc.com.au

- Includes A Huge Wrap Around Terrace Area
- Provision for Grease Trap & Exhaust
- Excellent Parking Ratio
- Suitable for Retail, Medical, Allied Health Services, Gymnasium or Commercial Users wanting High Exposure for their business

#### Level 1

- Areas from 50sqm to 384sqm approx.
- Access via Lift through Building Foyer.
- Excellent Parking Ratio
- Suitable for Office Users or Medical Users wanting quality professional suites.

Call the exclusive agents Raine & Horne Commercial:

Anthony Bouteris – 0401 902 809

Christian Cirillo – 0434 537 009