



## KINGSWOOD Shop 2, 48-56 Derby Street

103 sqm

3 

## WELL POSITIONED RETAIL OPPORTUNITY

### Contact Agent


Raine & Horne Commercial Penrith are pleased to bring to market Shop 2, 48-56 Derby Street Kingswood! This fantastic retail property is now available for sale or lease, offering an incredible opportunity for investors and business owners alike.

- 103 square metre ground floor retail shop located directly across from Nepean Hospital
- Vacant possession – previously occupied by Jin Crispy
- Grease trap, gas connection, 3 phase power, exhaust and ducted air-conditioning
- Within the recently developed Omega Apartments, accommodating 100 units
- Entry straight off Derby Street
- 3 allocated car parking spaces in a secure basement
- Great location with easy access to main arterial roads such as The Northern Road, Great Western Highway, M4 Motorway and a short distance to Kingswood Train Station and Penrith CBD

Property ID	L25134167
Property Type	Retail
Building / Floor Area	103
Car Spaces	3
Land Area	145.0 sqm

### AGENT

**Liz Prasad**

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- Growth area with major Government injection to Nepean Hospital Precinct

Inspections by appointment only.

\*All prices quoted exclude GST

\*All sizes quoted are approximate