



### 78 Anderson Avenue Panania NSW

Located in the Heart of Panania, this is a rare opportunity for the savvy investor to acquire a commercial shop in the tightly held Panania CBD.

With an annual rental return of \$53,232.60 (GST Inclusive) and excellent foot and vehicular traffic exposure, opportunities such as this are few and far between!

Located approx. 50m to Panania Train Station, as far as locations go, they don't get better than this.

- Currently leased for \$4,436.05 per month including GST
- Annual rental return of \$53,232.60 (GST Inclusive)
- Lease end date: 1 March 2026
- Option to renew: 5 years
- Open plan shop with split system A/C
- Kitchenette with storage room
- Open plan kitchen/dining/lounge
- 2 additional rooms + bathroom
- Courtyard + 2nd external toilet
- Double lock up garage accessed via rear lane

- Land size approx. 240.3sqm
- Frontage approx. 6.095m
- Zoning B2 - Local Centre

For further information or to arrange an inspection contact Theo or Jenny.

Exclusively Listed by Alliance Real Estate.

Disclaimer: We have, in preparing this document, used our best endeavours to ensure that the information contained herein is true and accurate to the best of our knowledge, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or mis-statements contained in this document. Prospective purchasers should make their own enquiries to verify the information contained in this document.

**Price** : \$1,495,000 Negotiable  
**Building Size** : 148 sqm  
**Land Size** : 240.3 sqm



**Theo Kalinderidis**  
**02 8112 8852**  
theo@allianceaust.com.au



**Jenny Fisher**  
**02 9771 6115**  
jenny@allianceaust.com.au



Access from Robyn Lane

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78 Anderson Ave, Panania

All reasonable care was taken in the preparation of this document, however no warranty is given to the accuracy of the information. Dimensions shown are approximate only.