



**CRONULLA**



Located on Gerrale Street, Cronulla is this 66m<sup>2</sup> fully leased shop / medical suite .

- \* 66m<sup>2</sup> shop / medical suite + Two Car spaces
- \* As new fit out
- \* Fully ducted air conditioning
- \* Basement car parking with side-lane access.
- \* Three (3) Year Lease + Three (3) Year Option to Clear Skin business of ASX Listed AUSTRALIAN PHARMACEUTICAL INDUSTRIES LTD (API)
- \* 3.5% annual increases
- \* Tenant pays all outgoings
- \* Prime location providing exposure to both foot and vehicle traffic on Gerrale Street
- \* Will suit astute investor

**Building Size** : 66 sqm  
**Land Size** : 100 sqm  
**View** : <https://www.cooperwilson.com.au/sale/nsw/sutherland/cronulla/commercial/retail/6909677>

For more information or to arrange an inspection, please