



## SHOP 1, 39 EARL STREET, MERRYLANDS

**FOR SALE**

### COMMERCIAL OFFICE / RETAIL SPACE – SUPERB EXPOSURE

- 96sqm approx;
- Fully tiled throughout including reception and waiting area, large open workspace and boardroom
- Ducted reverse cycle air-conditioning plus natural lighting
- Will suit investor or owner occupier
- Currently leased to an established commercial tenant
- Modern kitchen, male & female amenities and laundry
- Built-in storage plus data cabling throughout
- Security alarm system plus window shutter
- Prominent location plus huge signage potential
- 2 Security lock up car spaces plus on street parking
- Can be easily converted to a residential apartment

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