



Shop 10  
**2 Edward Stinson Avenue WADALBA**

*Prominent Boutique Wadalba Premises*

**Area m<sup>2</sup>:** 42  
**Rent \$/m<sup>2</sup>:** \$575  
**Rent pa:** \$23,850 Per Annum Net + GST  
**Net/Gross:** Net  
**GST:** Exclusive  
**Parking:** 0  
**Outgoings:**  
**Contact:**

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**Location:**  
Positioned opposite Coles and close to the recently opened Woolworths and BWS this boutique group of shops enjoys a high level of vehicle and pedestrian traffic generated by the many quality local specialist businesses, services, school and childcare centre.

**Description:**  
Net lettable area of 41.5sqm approx. this boutique, regular shaped, affordable premises would be suitable for many uses.

Offering stylish glass shopfront, grid ceiling, air-conditioning, kitchen and rear door access to undercover loading facility and amenities.

Surrounded by complimentary businesses including Amcal Chemist, Kanwal Wadalba Family Practice, Your Family Dentist, Celebrations and Sams Bakehouse to name a few.

- Regular shape
- Affordable rent
- Quality neighbours & businesses surround