



EXCELLENT INVESTMENT - MASSIVE | MEDICAL & RETAIL READY | GP ADJACENT

A Rare Owner-Occupier Opportunity in the Heart of Ultimo's Growth Corridor. Offered with Vacant Possession, this versatile commercial strata title offering approximately 126 sqm on title presents a strategic opportunity for medical practitioners, retail operators, or savvy investors to secure a foothold just moments from the newly opened Sydney Fish Market. Positioned directly adjacent to a high-traffic General Practice (GP), Shop 1 offers immediate synergy for allied health professionals or a captive audience for retail/hospitality operators.

Features include:

- Premium Exposure: Ground floor wide street frontage 13m approx. with high visibility to Bay Street traffic
- Generous Scale: Total strata area of approx. 126 sqm
- Internal Shop: 94 sqm of open-plan retail, medical or consulting, ideal for indoor & outdoor dining setup
- Exclusive Terrace: 32 sqm outdoor dining seating on title
- Secure Parking: 1 x car space on title (fits large van)
- Medical & Consulting Ready: Perfectly positioned next to an established

Price

Contact Agent

Property Details

Type	Commercial
Property Type	Healthcare
Area	126m ²



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