



**STRATHFIELD PARTNERS**  
REAL ESTATE AGENTS



### Shop 7&12/ Mountain Street Ultimo NSW



Exceptional retail investment property, in a CBD-fringe precinct set amongst dense residential and mixed use developments.

- \* Currently leased \$67,636.32+ GST + outgoing approx
- \* 153sqm approx retail shop
- \* Commercial kitchen, secure car space
- \* Prime city-fringe location, excellent exposure
- \* Surrounded by Sydney's top universities and educational institutions
- \* Secured by high density residential and commercial accommodation
- \* Walking distance to Central's train and bus stations

**Building Size** : 125 sqm  
**View** : <https://www.strathfieldpartners.com.au/sale/nsw/inner-west/ultimo/commercial/retail/5964098>



**Robert Pignataro**  
9763 2277



# FLOOR PLAN

APPROX. AREA SIZE  
Internal area 125 sqm



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## 7&12/68 Mountain Street, Ultimo

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