



10/40-42 Montgomery Street Kogarah NSW



## LOCATION, LOCATION, LOCATION - HEART OF KOGARAH

Rare opportunity to secure this prime commercial suite set in the heart of the vibrant Kogarah CBD and medical precinct. Conveniently placed only footsteps to both St George Public and Private Hospitals, St George TAFE college, the St George Bank headquarters plus bus terminal and train station.

- Solid brick construction
- Versatile commercial space
- Quality fitout includes reception, partitioned offices, examination and consulting rooms
- Ducted air conditioning
- Immersed in natural light throughout
- Internal kitchenette
- Alarm plus security complex
- Common site FSR of 4.5:1, Height 39 metres (stca)
- Lift access ( no stairs )
- Two secured car spaces

## BY NEGOTIATION

**Type** : Offices  
**Building Size** : 88 sqm  
**View** : <https://www.brookes.net.au/sale/nsw/st-george/kogarah/commercial/offices/7210265>

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