



## Two Level Prime Retail w/RLA



Located in the hustle & bustle of Leichhardt, perfectly positioned amongst Norton Streets vibrant retail and restaurant precinct features this two level prime commercial freehold.

- Approx. land area 185m2, building area approx. 245m2
- High clearance, 2 way drive thru double garage with rear lane access
- Glass frontage with signage opportunities
- Open plan, flexible space
- Ample natural light throughout
- Toilet amenities & existing walk-in cool room

Previously trading as BWS Bottle Shop for over 15 years. Within close proximity to Parramatta Road and Sydney CBD. This presents a wonderful opportunity for owner occupiers or the astute investors.

**View:**

By Appointment

**Price:**

Offers

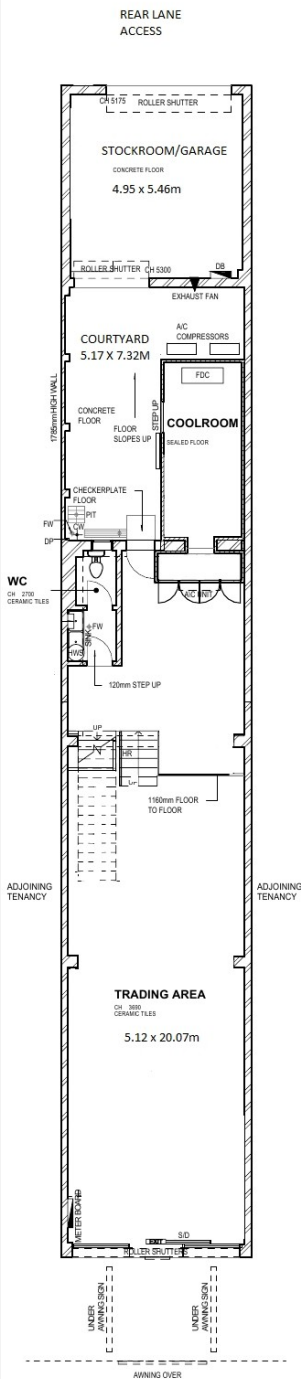
**Contact:** **Colemon Su 0430 714 612**  
**Jono Sellers 0422 058 426**



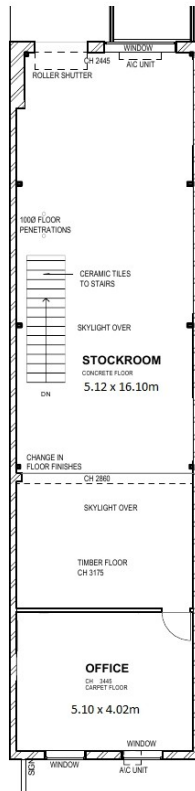
**Colemon**  
PROPERTY GROUP

**8065 7745**  
[colemonty.com.au](http://colemonty.com.au)

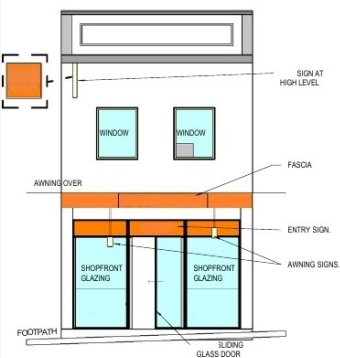
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EXIST. - GROUND FLOOR  
1:100



EXIST. - FIRST FLOOR  
1:100



EXIST. NORTON STREET ELEVATION  
1:100



Council Rates approx. \$7,317.67 PA

Water Rates approx. \$729 PA

Not to scale, all measurements are approximate  
Drawn for marketing purpose only