



## PRICE REDUCED - MOTIVATED SELLER WILLING TO MEET THE MARKET

Retail

Suite 1 / 121 Walker Street, North Sydney, NSW 2060

**Floor Area:** 267 m<sup>2</sup>

**Land Area:** 878.00 m<sup>2</sup> (approx)

**For Sale**

Please contact agent

For Sale

### Property Description

- **APPROVED FOR F&B - 6AM-12AM TRADE**
- **FIT OUT INCLUDED IN THE SALE**
- **FUNCTIONAL OPEN FLOOR PLAN**

Colliers International is excited to offer this rare ground floor strata property strategically positioned in a prime North Sydney CBD location.

Previously home to the Walker Street Cinema, this vacant retail suite is DA approved for a food and beverage operator that can cater for 150 patrons. The recent fit out (90% completed) is to be included in the sale.

#### Key Highlights:

- + Functional open retail floorplate + adjoining small office
- + Food and beverage provisions
- + Large cool room with 6 keg tap systems
- + 6am-12am permitted hours of operation
- + Soundproofed/insulated
- + 4m ceiling height (approx.)
- + Direct street frontage + ramp access
- + Great signage opportunity
- + Potential future development upside (via strata amalgamation)

For Sale via Private Treaty.

### Additional Details

**Car Spaces**

1

**Parking**

**Comments**

OnSite



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