



**358 Darling Street, Balmain NSW 2041**

## Excellent Retail Investment

In a highly visible position on Darling Street is this superb commercial concern presenting a premier investment opportunity.

In the heart of Balmain, the property is currently leased to a restaurant on a 3 + 3 + 3 year lease, plus a separate 1 year residential lease offering a rare opportunity for keen investors.

Features include:

- Land size 177 m2
- Commercial ground floor leased to a restaurant with large front terrace
- Restaurant with fully fitted commercial kitchen
- 1 x bedroom apartment with separate entrance on the first floor
- Apartment includes sunny, north facing front balcony
- Rear lane access with car space
- Zoning: 2B Local Cent

Retail

FOR SALE

CONTACT TIM MORRISON

177sqm

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