



**19/331 Balmain Road, Lilyfield NSW 2040**

## FULLY LEASED RETAIL INVESTMENT

Popular cafe with excellent trading history located in a high profile position on the corner of Balmain Road and Orange Grove Plaza with a new 5+5 year lease. The premises totalling 150 sqm is split over two levels with the 1st level offering a open floor plan with balcony while the ground level houses the kitchen, amenities and dining area and benefits from generous alfresco seating, there is also a large basement garage on title.

Features Include

- \* Total strata area 150 sqm
- \* Secure tenancy on long term lease
- \* Suitable for investors and SMSF
- \* High profile position
- \* Affordable price range
- \* Excellent potential for growth

Contact: Tim Morrison -

Retail

FOR SALE

150sqm

**Ray White®**

**Tim Morrison**

0416 204 848

tim.morrison@raywhite.com