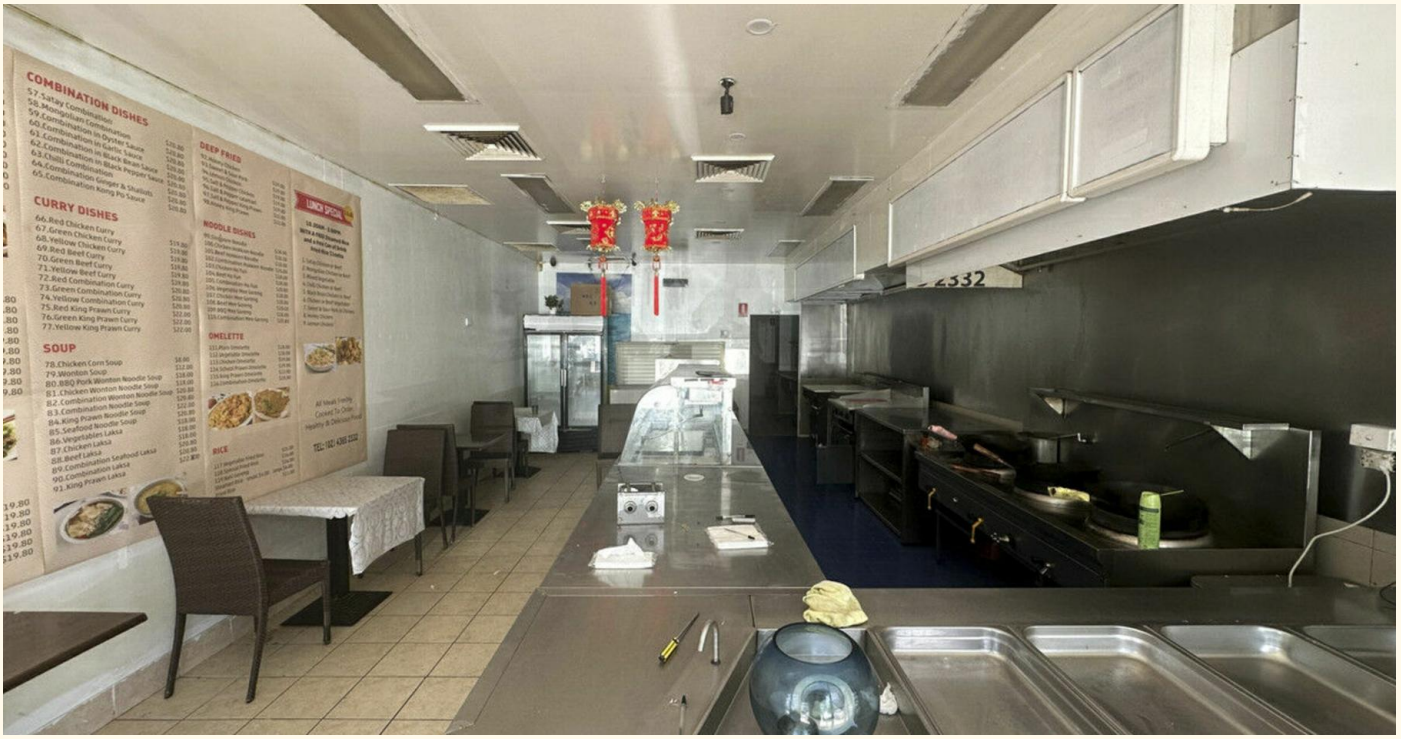








6/7 Sun Valley Road, Green Point

Prime Retail Opportunity - Vibrant Green Point Shopping Village

Position your business for success in this high-exposure retail opportunity located in the heart of Green Point.

Now available for lease is a prime hospitality-ready commercial space in the vibrant and fast-growing area of Green Point, NSW. Perfectly suited for a restaurant, café, takeaway, or specialty food retailer, this property offers a rare turnkey opportunity with an unbeatable location.

Whether you're launching a new venture or expanding an existing brand, this space provides the infrastructure, visibility, and convenience to help your business thrive.

Key Features:
- 85m2* approx of versatile floor space.
- Gas cooking infrastructure
- Commercial dishwasher
- Glass shopfront offering excellent visibility and natural light
- High exposure signage opportunities to attract passing foot and vehicle traffic

FOR LEASE
$70,000 pa gross + GST

BUILDING AREA
85sqm

AGENTS
Tom Bore
0402 938 144
tom.bore@ljhooker.com.au

Ben Purdue
0450 719 600
ben.purdue@ljhooker.com.au

AGENCY
Terrigal | Erina
(02) 4367 4222

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

LJ Hooker Commercial

" Dual access (front and rear) —perfect for customer flow and back-of-house operations
- Ample customer and staff parking available onsite
- Located in a high-traffic area, surrounded by established businesses and residential catchments

Neighbouring anchor tenants - Coles, Liquor land and Discount Chemist Outlet.

Situated in a prominent commercial pocket of Green Point, this property enjoys strong local footfall and easy access from surrounding suburbs. With ample on-site parking and high street visibility, your business will benefit from consistent exposure to both loyal locals and new customers alike.

To arrange an inspection or request further details, call Tom Bore 0402 938 144

MORE DETAILS

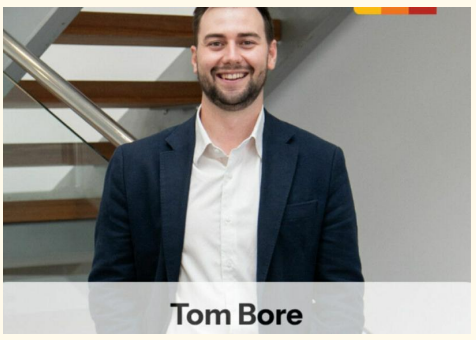
Property ID	3G1HXT
Property Type	Retail
Building Area	85 m2
Land Area	85 m2











Tom Bore 0402 938 144
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Principal Licensee | ben.purdue@ljhooker.com.au

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