







1B/239 Allison Crescent, Menai

Prime 133sqm Retail & Commercial Opportunity in High-Traffic Precinct

Position your business for success with this highly exposed 133sqm commercial premises, ideally positioned within a thriving retail strip with strong foot traffic, excellent visibility and a well-established mix of surrounding businesses.

Offering a genuine restaurant opportunity, the premises feature an existing grease trap and provision for exhaust, providing valuable infrastructure for food and hospitality operators. The property is surrounded by established businesses including McDonald's, 7-Eleven, pizza, sushi and chicken outlets, creating a proven environment for food-based businesses.

Previously occupied as a real estate office, the premises also feature a quality existing fit-out with multiple offices, dedicated meeting rooms, a kitchenette and two bathrooms. The flexible layout provides scope to reconfigure the space to suit a range of hospitality, retail, professional or service-based uses.

With approximately 133sqm of internal space plus a 17sqm terrace,

FOR LEASE
$2430 + GST pw

BUILDING AREA
133sqm

AGENTS
Lush Pillay
0407 121 573
lush.pillay@ljhooker.com.au

AGENCY
LJ Hooker Padstow
(02) 9771 1177

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

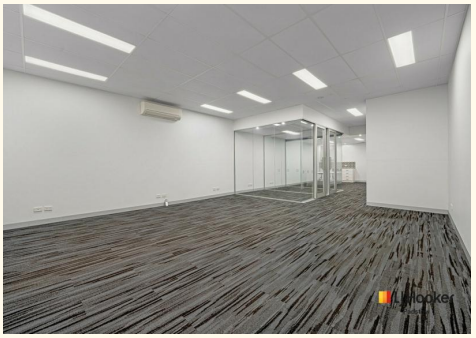
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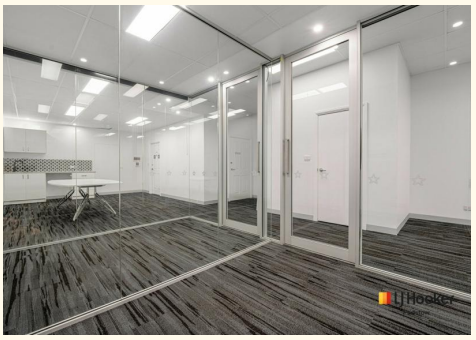
ample parking and a highly exposed position, this property presents an outstanding opportunity for an operator seeking a well-positioned commercial space with existing restaurant infrastructure.

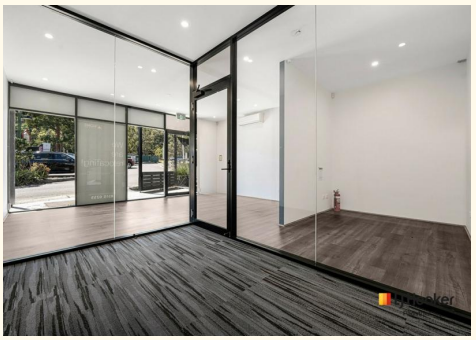
Secure a space that works as hard as you do - enquire today.

Key Features:

- Approx. 133sqm internal area + 17sqm terrace
- Restaurant opportunity with existing grease trap
- Provision for exhaust
- Highly exposed position with strong foot traffic
- Surrounded by established food and retail operators
- 29 car spaces
- Existing quality commercial fit-out
- Multiple offices and dedicated meeting rooms
- Fully networked premises
- Kitchenette and 2 bathrooms
- Flexible layout with scope to reconfigure
- Suitable for hospitality, retail, office or service-based uses
- Available now











Disclaimer: All information contained herein is gathered from sources we believe reliable. We have no reason to doubt its accuracy, however we cannot guarantee it. All interested parties should make and rely upon their own enquiries.

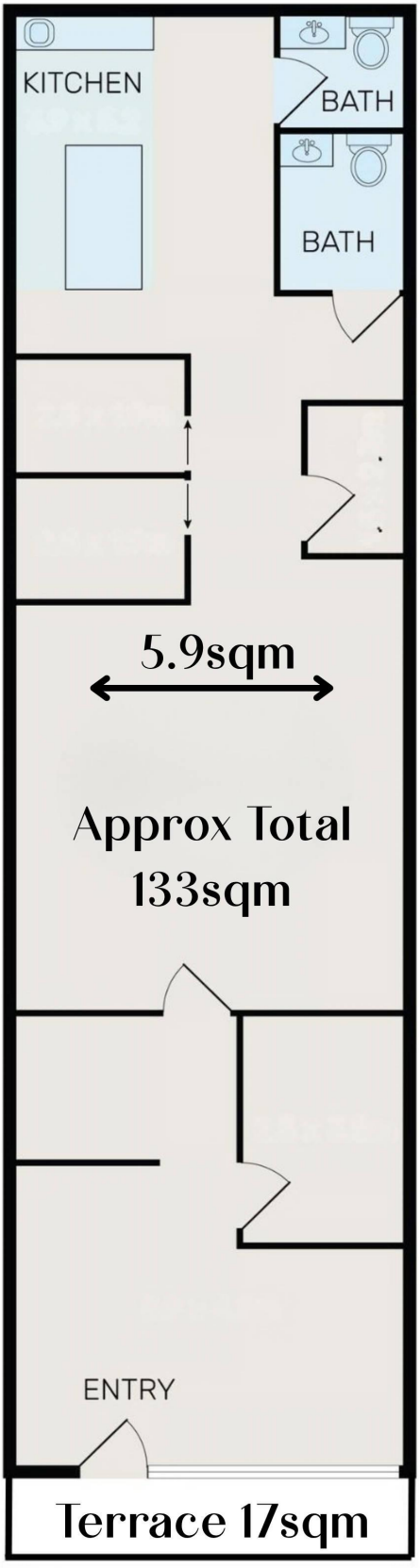
MORE DETAILS

Property ID	1ESGFAE
Property Type	Retail
Building Area	133 m2

Lush Pillay 0407 121 573
Principal & Director | lush.pillay@ljhooker.com.au

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Shop 1B-239-243 Allison Crescent, Menai

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