







6/44 Woodbine Street, North Balgowlah

Prime 78 sqm Retail - BYO-Friendly, Strong Foot Traffic

Versatile, well-presented premises suited to retail, showroom, greengrocer, services or professional rooms and particularly compelling for a pizza or food concept (dine-in/takeaway). Positioned next door to a bottle shop, it's a natural BYO-friendly location (subject to council/strata approvals) with strong local trade.

Key details

Approx. 78 sqm total
- ~52 sqm open front retail/dining area
- Central prep zone with sink & bench
- ~26 sqm rear room ideal for coolroom, back-of-house or storage

Wide glass shopfront for excellent exposure & signage

Consistent pedestrian traffic and easy parking around the centre

Practical layout that adapts easily for food service, display or consulting

Images used in this advertisement may include AI-assisted edits or virtual styling for marketing purposes. While care has been taken to

FOR LEASE
$35,000 pa

BUILDING AREA
78sqm

AGENTS

Glen Wirth
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Tim Wirth
0421 997 845
tim@ljhseaforth.com.au

AGENCY

LJ Hooker Seaforth
(02) 9948 7080

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.

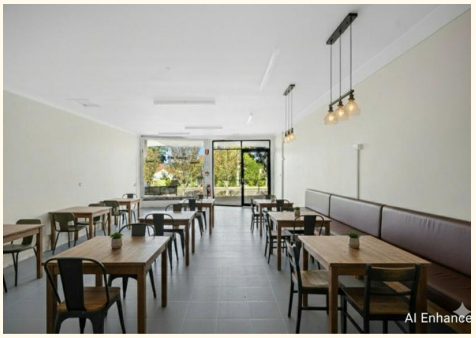
ensure accuracy, interested parties should rely on their own inspection and enquiries.

Inspection highly recommended.

Call Glen Wirth 0411 249 955 or Monika Ryce 0435 899 906.

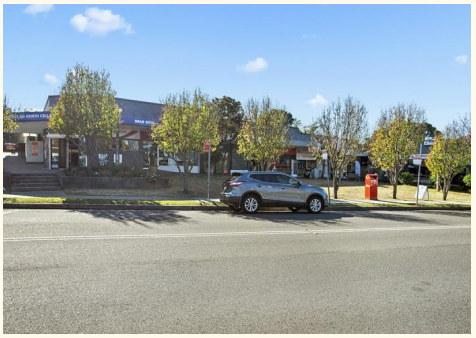
MORE DETAILS

Property ID	19D7F78
Property Type	Retail
Building Area	78 m2





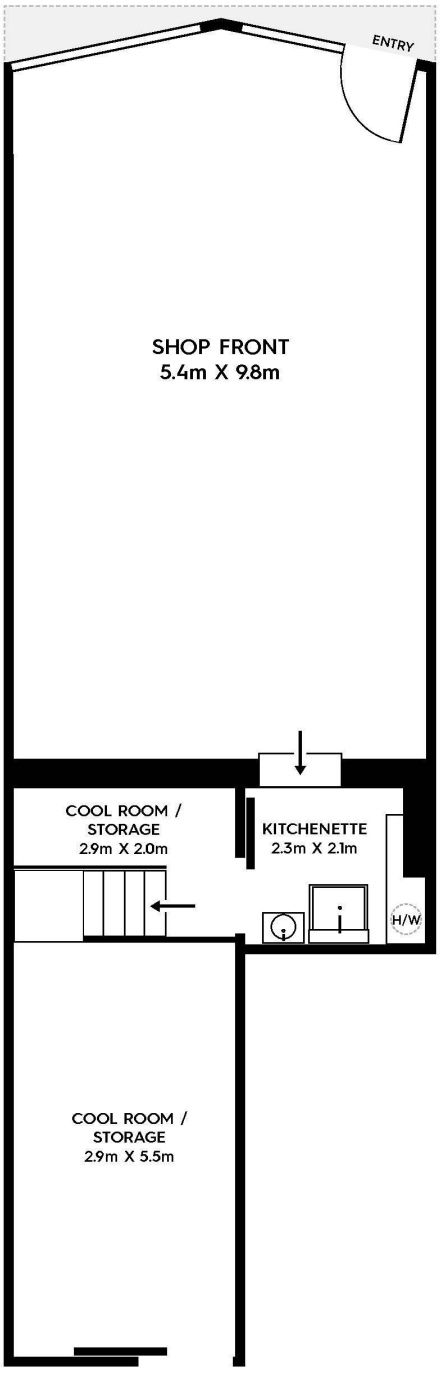


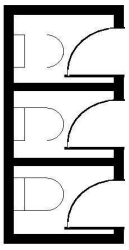


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COMMON TOILETS

N

SCALE: 1m

JCNS PHOTOGRAPHY

Measurements are approximate. Not to scale. For illustrative purposes only.

LJ HOOKER
SEAFORTH
9948 7080

SHOP 6/44 WOODBINE ST,
NORTH BALGOWLAH

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