

Panania, 159 Tower St

Calling all Restaurateurs and Investors!!!

W.I.W.O

Very rarely will you find a very unique freestanding commercial property located on the main road of a beautiful suburb.

Leased to a very famous and popular Vietnamese restaurant, professionally designed and very well equipped, licenced, very loyal customer base and is fully systemised for dining in, take away and delivery.

Located at the heart of a wonderfully vibrant, cosmopolitan neighborhood, the shop has internal 90 seats plus outdoor dining.

Rental income \$1550 per week plus gst

There is an opportunity to build a second floor (S.T.C.A) to live, or for expanding the



Disclaimer: 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.

For Sale
Please Call

Building Area
224sqm

Contact
Antonio Nguyen
0412 076 233
Antonio@ljhcabramatta.com.au

LJ Hooker Cabramatta
(02) 9726 5566

business. Residential accommodation or an additional commercial space? As the Owner of this space, the choice is yours, this could be storage or as further seating for the business.

To further leverage the existing business, a future proprietor may want to use the existing brand and online presence as shown on "Google Reviews", "Menulog" and "TripAdvisor" all detailing a wonderful experience from the customer's who have dabbled in the variety of dishes.

Please do come and visit the shop during lunch and dinner. Try the "Green Bamboo Rolls" that will introduce a refreshing load of vegetables along with your choice of chicken, vegetarian, roast duck, lamb fillets or prawns. "Bo La Lot" is another famous Vietnamese dish commonly found throughout South East Asia incorporating "tender beef and lemon grass wrapped in betel leaves and grilled".

It is evident that local families frequently visit the area. Demonstrated by the close proximity to residential streets and the stable school enrolment rate, this is a family friendly suburb that the community will enjoy for generations to come.

Revesby Station - 5 minute drive, Panania Station - 3 minute drive

Population of the Local Schools

Panania Public School - 410

Panania North Public School - 428

Tower St Public School - 220

Revesby South Public School - 320

St Luke's Catholic Primary School - 615

Contact Antonio for more information.

*** All offers must be in writing ***

Please be aware that all enquiries require a contact number and email address. Enquiries that do not have this information will not receive a response.

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Virtual/ styling furniture may have been used.



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More About this Property

Property ID	1DAJF8S
Property Type	Retail
Building Area	224 m ²

Antonio Nguyen 0412 076 233

Marketing Executive L.R.E.A | Antonio@ljhcabramatta.com.au

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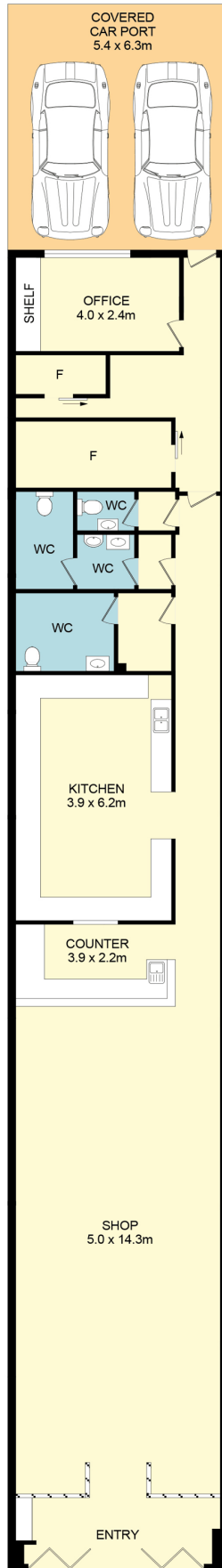
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159 Tower Street, Panania



DISCLAIMER: No liability for the accuracy of details contained within our floor plans. All plans are drawn and also checked to the best of our ability, however information contained in our floor plans such as area calculations are approximate, and have not been surveyed or drawn to scale. Our floor plans are for representational purposes only and should be used as such. Do not attempt to refer to our floor plans for structural or detailed information.



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