



Shop 3/67 Frederick Street Concord, NSW

## Secure Restaurant Investment in a great location

The property is situated in a mixed use strata development, on the corner of Frederick Street, Brays Road and Van Hee Street. The property offers great exposure and is well located in a convenient location with easy access to on-street car parking, local bus & ferry transport and has easy access to major arterial roads.

Other features include:

- The property is currently leased to Spuntini Restaurant which serves modern Italian food
- Rental income: \$109,090.91 pa + GST
- Leased on a three (3) year lease ending 11/03/2026
- Well fitted out restaurant with bi-fold doors
- Outdoor seating area included in the strata area
- Restaurant seats up to 100 people including the outdoor seating
- Full air-conditioned premises and alarm with security cameras
- 100sqm (approx.) storeroom with cool room & car parking in the basement area

**Price:** For Sale | Time Realty  
**Council Rates:** \$337.00 p/q  
**Water Rates:** \$332.00 p/q  
**Strata Rates:** \$2,236.89 p/q

**Lambros MarkessinTime Realty**

0407 788 777

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