

## 23-25-27 Botany Rd, Waterloo, NSW 2017

P.O.A.

Office Suite



### LINE OF 3 available or any on of 3 shops. WATERLOO/REDFERN

23, 25 & 27 BOTANY ROAD, WATERLOO.

ENQUIRE FOR 1 OR ALL 3 - 90 m2 each or 270 m2 in all. 3 year Lease available.

Previously Medical premises, Laundromat and Tailor, can suit almost any use. Freshly painted, prominent storefronts are next to IGA Supermarket.

Large Council tended garden beds and paving, provide a buffer to the busy street.

Pop Up shop  
Art Gallery  
Retro Furniture  
Skateboarding  
Second Hand Clothing  
Cosmetic Treatments  
Fitness or Martial Arts studio etc.

All 3 provide opportunity for prominent signage (Council approval) and share a small courtyard at rear. Each is approx, 85-90 m2.

- 23 Botany Rd - Fitout with 3 x treatment rooms (with sinks) + generous reception area. Kitchenette and private toilet at rear. (\$800 +GST)
- 25 Botany Rd - stripped back, undercoated walls. Own toilet at rear. Motorised security shutters (\$700 +GST)
- 27 Botany Rd - stripped back, own toilet at rear. Slightly larger m2 and under stairs storage room. (\$700 +GST)

MAKE AN OFFER FOR 1, 2 OR ALL THREE.

#### Listed By

Jim Markakis  
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Open for Inspection

By Appointment.