

337 Crown St, Wollongong, NSW 2500

\$67,600 pa + GST

Retail Shop



## For Lease | Turnkey Café | High Exposure CBD Location

Positioned within a high-exposure commercial strip, the café at 337 Crown Street presents an outstanding opportunity to secure a fully fitted, ready-to-trade hospitality venue in the heart of Wollongong.

Recently sold and now offered for lease, this premises provides an incoming operator with a streamlined entry into the market, with all major infrastructure and furnishings already in place.

Further enhancing the opportunity is the proposed development surrounding Wollongong Train Station at the rear, expected to increase commuter traffic, accessibility, and overall activation of the immediate precinct (STCA).

### Key Features:

- Fully furnished, turnkey café ready to operate (STCA)
- Existing furniture, fixtures, and equipment included
- Prominent frontage along busy Crown Street
- High levels of pedestrian and vehicle traffic
- Direct proximity to Wollongong Train Station
- Benefit from proposed station precinct upgrades and increased foot traffic (STCA)
- Central CBD location, moments from Wollongong Central
- Surrounded by established retail, office, and hospitality operators

This is an ideal opportunity for an experienced café operator to establish themselves in a proven location, with strong future upside driven by surrounding infrastructure and precinct improvements.

Enquire now to arrange an inspection.

### Open for Inspection

By Appointment.

### Listed By



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