

## Shop 3/93 North Steyne , Manly, NSW 2095

**\$145,000 + gst p.a net**

Office Suite



### Motivated Landlord - 25% reduction in rent on offer!!

Positioned in one of Manly's most sought-after commercial strips, this exceptional property offers unrivalled exposure and foot traffic right in the heart of the beachfront precinct. With thousands of cars and pedestrians passing daily, your brand will immediately benefit from this high-visibility location.

#### Open for Inspection

By Appointment.

Manly's vibrant coastal lifestyle provides a ready-made audience for your business — from swimmers, surfers and fitness enthusiasts to visitors attending local events such as surf carnivals, volleyball tournaments and community festivals.

The property features a generous internal layout complemented by a large alfresco area of approximately 46sqm, ideal for outdoor seating or brand activation. Additional outdoor space may be available (subject to council approval).

Available from February 2026, with inspections now underway.

#### Key features:

- \* Modern building in a prominent corner position
- \* Prime location near the main pedestrian crossing and direct beach access
- \* Approximately 160sqm total area including 46sqm of alfresco space
- \* 18sqm under-building garage/storage area

Call Andrew 0412 324 400 for further details

#### Listed By

Andrew Reynhout  
Phone: (02) 9977 8666  
Mobile: 0412 324 400

