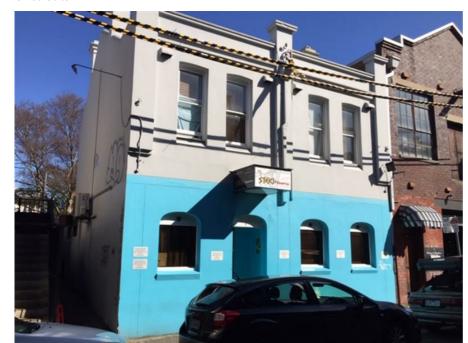
## 2-4 Oconnell St, Newtown, NSW 2042

Office Suite







Leased - \$172,071







**Open for Inspection** 

By Appointment.



HOLDING DEPOSIT ACCEPTED - Your chance to lease an Icon! Fir

HOLDING DEPOSIT ACCEPTED - Commercial Restaurant with large residential or office space above - would suit Restaurant, Bar/NiteClub, Small Bar, Live Music and other entertainment uses.

Side street intimacy with immediate proximity to Main Street Newtown metres away!

 $Massive \ square \ meterage \ for \ the \ area, \ outside \ dining, \ upstairs \ rooms \ with \ multiple, \ possible \ applications.$ 

Most importantly - generous Licensing precedents.

DOWNSTAIRS (100 m2 approx.) + outdoors

- Famed Commercial Premises Greek restaurant/taverna 'STEKI' for 40 years.
- $\bullet$  Large Dining area with Greek style arches featuring inside and out.
- Stage for live music
- · Sheltered Outdoor dining area
- Commercial Kitchen Area
- Separate Bar Service Area
- Male and Female toilet facilities
- Extensive Storage on premises
- Cool Room
- Separate bin area, side entry and rear access

UPSTAIRS (100 m2 approx.)

- Suitable for Residential/Studio Spaces OR Offices
- Freshly Painted
- I In To 6 hadrooms/offices

## Listed By

Jim Markakis

Phone: (02) 8596 2766



Listing Number: 3281874