



FOR LEASE

2/18 Eden Street, North Sydney

COMMERCIAL FOR LEASE

BRAND NEW NORTH SYDNEY CBD LOCATION

Perfect start up location at an affordable price in a prime North Sydney/Crows Nest location. This blank canvas premises is suitable for a café, eatery or smaller professional medical/retail or consulting operation wanting easy ground floor access on the edge of North Sydney's bustling CBD. Situated in a convenient street close to the amenities that North Sydney has to offer, including the soon to be completed Metro Line. Plenty of metered parking on the street for visitors and only a short walk to transport infrastructure.

Key features:

- Brand new 42sqm ground floor location in the heart of North Sydney. Enjoy the benefits of being on the cusp of North Sydney and Crows Nest
- Forms part of a newly completed "Myrtle" boutique residential complex
- Dual provisions for sink and grease trap. Ducted Air-con fitted.
- Large enough for a 2-4 person operation with private toilet facilities and easy 24 hour access
- Ideal for Alfresco dining subject to Strata approval

Specifications:

- \$700pw + GST + outgoings
- GLA: 42sqm
- Completed 2021
- Lease terms available : 5years + 5 option
- Low outgoings of \$4,120pa



Agent

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GROUND FLOOR PLAN

FLOOR AREA = 42m² approx.

Property Specifications:

- Total Size 42m²
- Grease trap
 - Air-conditioning
 - Dual sinks
 - Low outgoings

Levies are approximately per quarter:

Strata: \$590
Council: \$308
Water: \$133