

# Hardy's 1



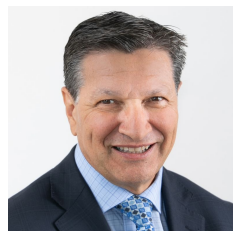
## North Narrabeen

The property offers a high profile retail location with prime exposure to Pittwater Road with great signage potential. Situated in ideal location across from Narrabeen Lakes, this retail property would ideally suit an investor or owner-occupier looking to secure their long term future. This is a great opportunity not to be overlooked.

### Key Features

- \* Lot 2 in Stata Plan 94995
- \* A large open plan retail facility on main arterial road
- \* New 2 + 2 year lease
- \* Current rent \$35,000 + gst gross pa.
- \* Great natural light throughout
- \* Wide glass shopfront and high ceilings
- \* Rear lane access to shop

**Building Size** : 144 sqm  
**View** : <https://www.hardysrealty.com.au/sale/nsw/northern-beaches/north-narrabeen/commercial/retail/5889452>

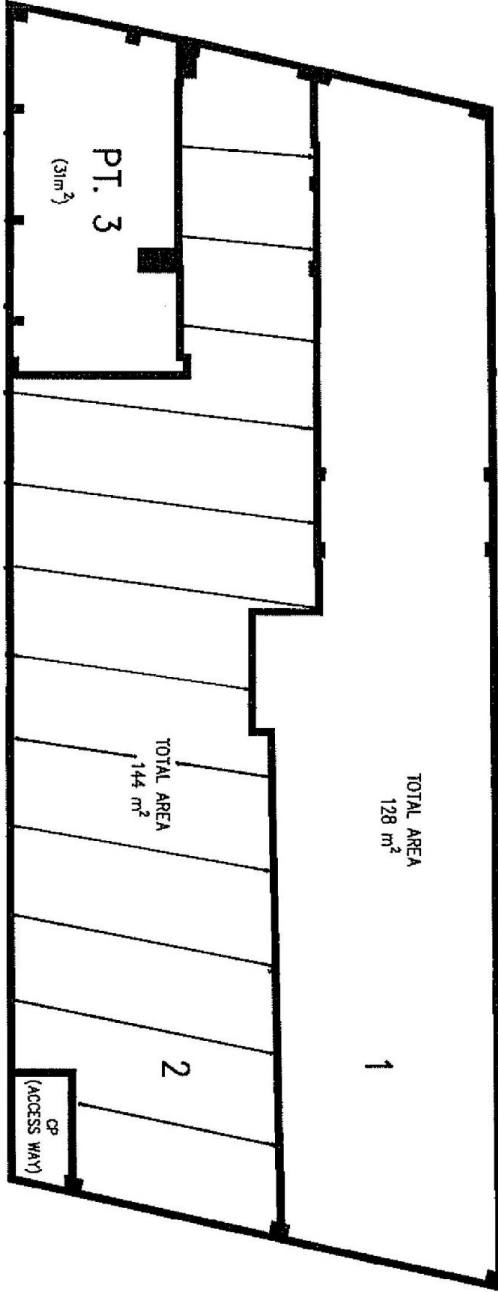


**John Vaccaro**  
02 9997 4444



**Ralph Hardy**  
02 9997 4444

**GROUND FLOOR LEVEL**



CP DENOTES COMMON PROPERTY

THOSE PARTS OF SERVICE LINES WHICH  
 SERVICE ONE LOT ONLY AND ARE  
 OUTSIDE OF THAT LOT ARE COMMON  
 PROPERTY

AREAS SHOWN ON THE FLOOR PLAN ARE APPROXIMATE ONLY AND HAVE BEEN CALCULATED  
 FOR THE PURPOSE OF THE STRATA SCHEMES DEVELOPMENT ACT 2015. THEY MAY DIFFER  
 FROM FLOOR AREAS FOR OTHER PURPOSES

10	20	30	40	50	60	70	80	90	100	110	120	130	140	150
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Surveyor: **PAUL BARRY BYRNE**  
 Surveyor's Ref: 107685 ISSUE A  
 Subdivision No: /5722  
 Lengths are in metres. Reduction Ratio 1:100



Registered:  
 30/09/2019

**SP94995**