



## 2/29-37 Epsom Road Rosebery NSW

An exciting opportunity to capitalise on this outstanding DA approved and licenced food and beverage opportunity, situated in a high traffic position, on the corner of Epsom Road and Rothschild Avenue. Situated in an established retail precinct the property sits alongside busy cafes, restaurants and take-away shops within one of Sydney's rapidly growing markets. With the revitalisation of Green Square an estimated 61,000 new residents are set to inhabit the area along with 22,000 new workers.

This impressive retail opportunity commands attention and caters to indoor and outdoor dining. It possesses a comfortable 81sqm interior layout with a 13m frontage along with by-folding doors opening out onto a plus 60sqm undercover terrace area, totaling 141sqm. Additional highlights include 38sqm of secure lockup storage and parking, a liquor licence, polished concrete floors, high

**Building Size** : 83 sqm  
**View** : <https://www.onlinerealestateagents.com.au/sale/nsw/eastern-suburbs/rosebery/commercial/retail/5923962>



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