

# Excelsior



## 1/31-33 Sydney Road Manly NSW

- \* Total area: 64m<sup>2</sup>
- \* Excellent floor to ceiling glass sliding doors fronting onto Sydney Road's bustling pedestrian precinct
- \* Suitable floorplan and layout for a variety of retail businesses or professional uses
- \* Freshly painted and air-conditioned throughout
- \* Fantastic exposure and signage opportunities for incoming tenant
- \* Disabled access ramp at front of the shop
- \* Nicely presented toilet in the rear shop area
- \* Various council carparks within close proximity of premises
- \* Situated just off Manly Corso - the Northern Beaches busiest retail and pedestrian precincts
- \* Outgoings \$10,084 approx. per annum

<b>Type</b>	: Retail
<b>Price</b>	: \$62,000 + GST Net
<b>Building Size</b>	: 64 sqm
<b>View</b>	: <a href="https://portfolio.websites.reapit.com.au/excelsior/lease/nsw/northern-beaches/manly/commercial/retail/6672009">https://portfolio.websites.reapit.com.au/excelsior/lease/nsw/northern-beaches/manly/commercial/retail/6672009</a>



**Carole Frankston**  
02 8888 8888

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