



## 12G/1-15 Barr Street Balmain NSW

A rare opportunity exists to occupy this light filled indoor courtyard cafe with a Balmain address. Set within a trendy building with 32 offices this astute investment would suit an experienced operator looking to work flexible hours and offer coffee and lunch for established businesses located in the building and local residents.

Previous occupants have also run external catering businesses out of this space.

This space offers you

- ? Clientele from approximately 32 offices located directly in the building
- ? Catering opportunities
- ? Dry room
- ? Clean serviced male and female toilet facilities
- ? Air conditioned fully equipped kitchen (ask agent for list of

**Price** : \$1,876.73 pm

**View** : <https://www.balmainrealty.com/1P2029>



**Bronte Brown**  
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