



### **C02/6 Murray Street Waterloo NSW**

~ Suite is ideal for retail/showroom, cafe, or commercial office use (STCA). 33sqm internal approx. plus separate secure storage of 5sqm.

- ~ DA approval for an un-licensed cafe
- ~ Abundant natural light with enormous windows
- ~ Air-conditioned and self contained kitchen
- ~ Access to grease trap and mechanical ventilation
- ~ Warehouse look with 3.5m high ceilings and high grade finishes

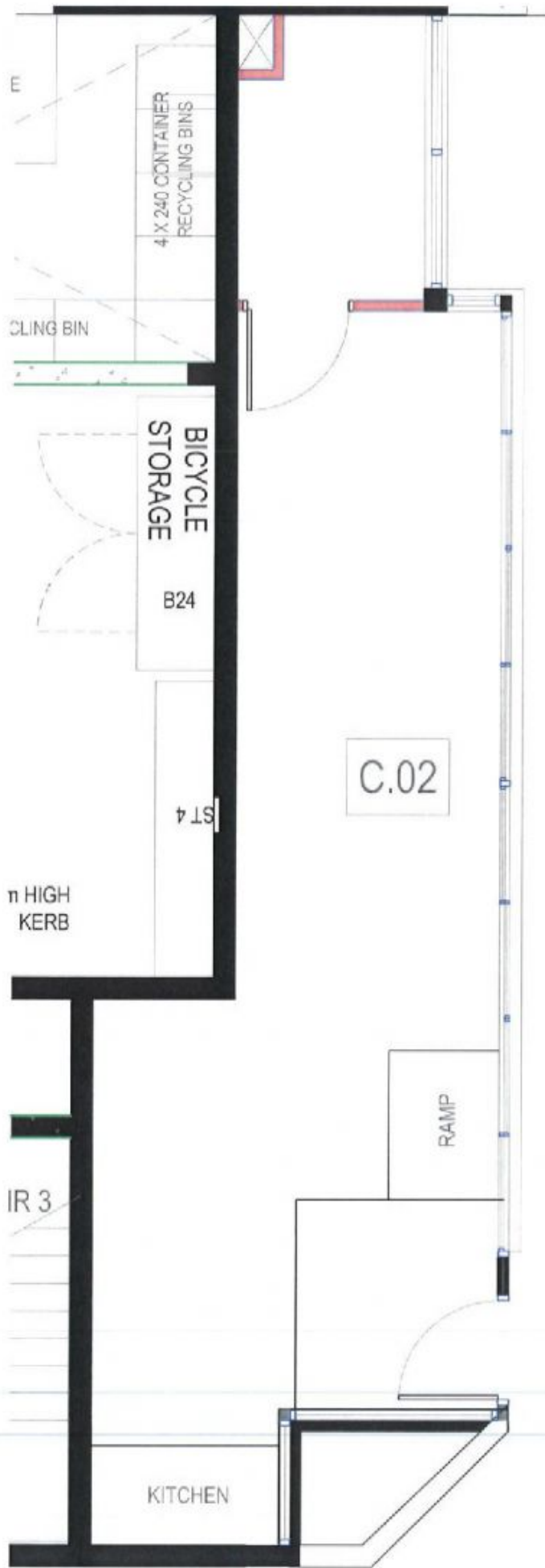
~ One off street secure car space available

Located in the heart of the Waterloo residential precinct with future park as noted by Sydney City Council opposite the site. Accessible from both South Dowling Street and Lachlan Street. Near the future town centre of Waterloo.

**Building Size** : 33 sqm

**View**

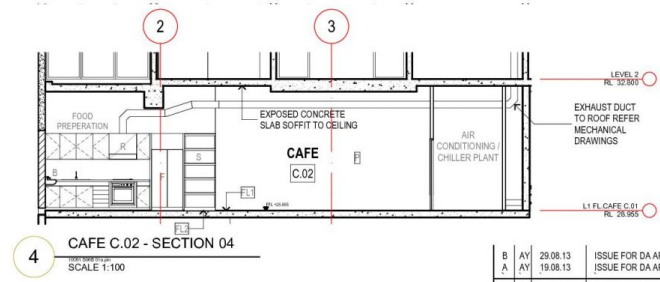
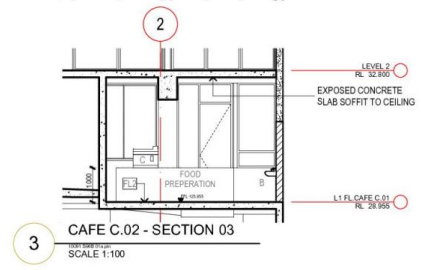
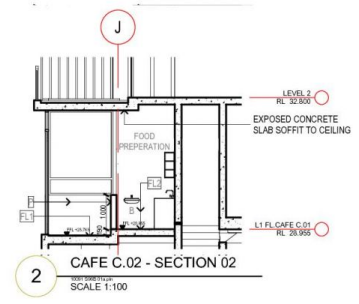
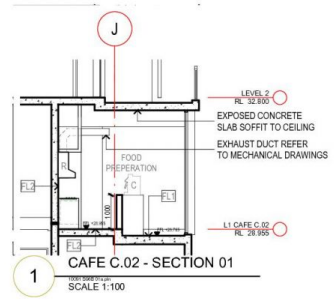
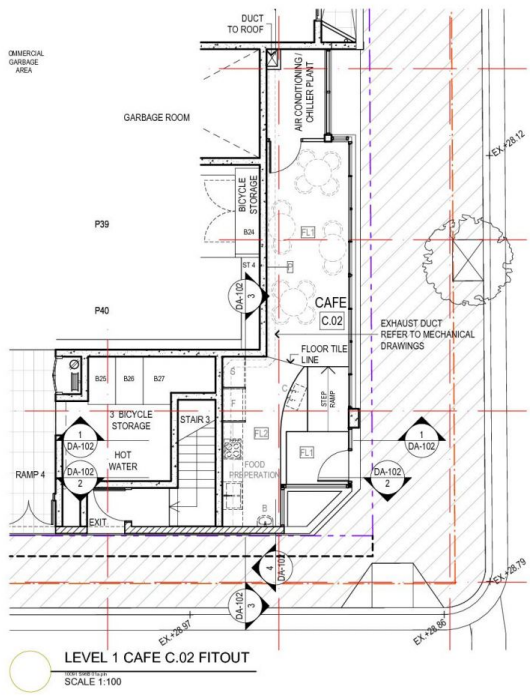
: <https://www.cityalliance.com.au/lease/nsw/eastern-suburbs/waterloo/commercial/retail/5665548>



6 MURRAY STREET, WATERLOO

DATE: 08.04.16 Scale: 1:50@A4

- LEGEND**
- C - COFFEE MACHINE
  - B - BASIN
  - F - FRIDGE
  - R - RANGE HOOD
  - S - SHELFING
- FINISHES**
- FL1 - POLISHED CONCRETE FLOOR
  - FL2 - IMPERVIOUS TILED FINISH
- (NOTE: FLOORS AND WALLS WITH IMPERVIOUS TILED FINISH TO THE RELEVANT AUSTRALIAN STANDARD FOR FOOD PREPARATION AREA.)
- PA - PAINTED FINISH TO CAFE WALLS



B	AY	29.08.13	ISSUE FOR DA APPROVAL
A	AY	19.08.13	ISSUE FOR DA APPROVAL
No.	Prtr/pt	DATE	REVISION / ISSUE DETAILS