

# Hospitality Opportunity Business Opportunity for Sale Wahroonga Sydney



## For Sale

Location: **Sydney**  
Asking: **Expressions of Interest**  
Type: **New Opportunities / Hospitality-Restaurants**

### 300K LANDLORD CONTRIBUTION OPPORTUNITY | MAS229

Exceptional Hospitality Opportunity Wahroonga

An incredible opportunity awaits experienced hospitality operators in the heart of one of Sydney's most affluent suburbs.

Located at 11 Railway Ave, Wahroonga, this prime 156sqm venue offers seating for approximately 67 patrons and is surrounded by thriving businesses, ensuring a strong customer base.

The landlord is offering a generous \$300,000 contribution towards the fit-out, allowing you to create a bespoke dining experience without the heavy upfront capital outlay.

With a Grease Trap, 3 Phase electricity and plumbing already in place, this DA approved opportunity would suite a wide range of businesses including a Restaurant, Wine Bar, Cafe, Upmarket Sandwich shop, Takeaway, Pizzeria and more.

With outgoings included in the rent and a long-term lease of 6 + 4 years at \$200,000 per annum, this site is perfectly positioned for sustainable success.

This is more than just a hospitality space it's a chance to establish your brand in a high-spending community where demand for quality food and drink is always strong.

#### Key Features:

Prime Wahroonga location in an affluent, high-spend area.

156sqm internal space with approx 67 seats

### Contact:

Marco Gentili  
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[aubizbuysell.com.au/129423](http://aubizbuysell.com.au/129423)

Business Brokers Network  
Australia  
Broker Ref: 24486



\$300k landlord fit-out contribution

Outgoings included in rent

Long 6 + 4 year lease

Surrounded by booming businesses

Opportunities in locations like this are rare secure your future in one of Sydney's most sought-after dining precincts.

THE PURCHASER TO MAKE HIS/HER OWN INVESTIGATIONS AND ENQUIRIES IN RELATION TO THE BUSINESS AND NOT TO RELY UPON WARRANTY OR STATEMENT MADE BY THE VENDOR OR BY ANYONE ON HIS/HER BEHALF