



7 Kellett Street POTTS POINT, NSW

Rare investment in Potts Points tightly held dining precinct

Mercer Property is excited to introduce 7 Kellett Street, Potts Point, to the market for sale by public Auction.

This beautiful terrace is set up as a high yielding commercial investment with an established tenant, in a prominent precinct in Sydneys Eastern Suburbs.

Situated in the heart of Potts Points bustling dining district, this property is surrounded by thriving contemporary eateries like Ezra Restaurant & Caffè Roma immediately adjoining and House Bar & Bistrot, Apollo dining, Franca, and more all within close proximity. Additionally, 7 Kellett Street is just a corner away from Potts Points newest flagship development in Queensgate, a mixed-use project by Iris Capital.

Deans Lounge represents an exceedingly rare opportunity to acquire a meticulously crafted strata retail with late night 3 am trade. The property is fully approved and operational, boasting existing permissions for a small bar/restaurant and a valuable PSA liquor license with extended trading hours. This turnkey establishment presents an ideal investment for savvy investors.

Key investment highlights:

- Net Income: \$137,472.60 per annum (approx)
- 3% annual increases

Type : Retail
Building Size : 150.00 m2