



18 Glebe Point Road GLEBE, NSW

## INVEST OR OCCUPY - CITY FRINGE FREEHOLD

Mercer Property is excited to present to the market for sale this versatile mixed-use building in the heart of Glebe.

18 Glebe Point Road is situated in the epicentre of Sydney's university precinct and surrounded by a bustling array of well-known restaurants and boutiques.

Currently configured as a restaurant, large kitchen, and private dining area the property presents an exceptionally rare opportunity to own fully approved and operational the property comes with existing small bar/restaurant uses and valuable liquor licence with late trading capabilities. This bar provides a turn key opportunity for an astute investor or occupier to capitalise on all the space provides. Despite its current configuration, the mixed-use zoning of the building, lends itself to a multitude of uses ranging from office, fashion/retail boutiques or showroom.

### Key Highlights:

- Commanding two storey freehold building with strong street presence
- Impressive pedestrian & vehicular passing trade
- Walking distance to Broadway Shopping Centre
- Liquor Licence
- Fully equipped kitchen
- Rare rear lane access
- X2 Secure car spaces

**Type** : Offices  
**Building Size** : 131.00 m2

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