



## For Lease

📏 266 m<sup>2</sup>

259 Montague Road, West End

### MONTAGUE ROAD APPROVED GYM OR RETAIL OPPORTUNITY READY TO OCCUPY!

Key Feature include:

- 266sqm ground floor tenancy
- Recently refurbished throughout
- Modern full-height glass shopfront
- His & Hers bathrooms in place
- Approved for Sport & Recreation use
- Permitted trading hours: 5am-10pm
- Mixed-use zoning suitable for any array of uses
- Prime location and signage to busy intersection
- Affordable and ready to occupy!

\*approx.

**For Lease: Contact for price**



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