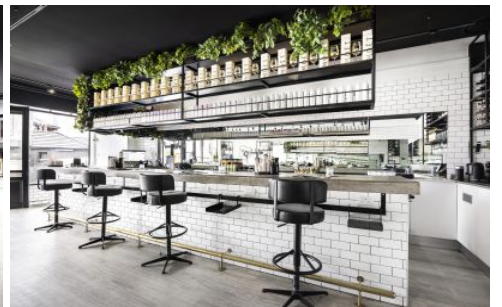


# GUNNING



## 38 Montague Street Balmain NSW

A freestanding corner retail investment leased to the founders of the fast growing beauty business Blow Bar Co.

The property is situated on the Corner of Montague (7m frontage) and Beattie Street (11m frontage).

Located in the one Sydney's best known peninsula's in the inner west, Balmain.

The suburb is home to a mix of boutique shops, restaurants, cafes and pubs mixed in with mainly residential terrace style houses.

### Tenancy details:

Rent: \$78,000 pa Net + GST

Term: 5 years x 5 year option.

Commencement: October 2021

**Price** : POA  
**Building Size** : 77 sqm  
**Land Size** : 77 sqm  
**View** : <https://www.gunningre.com.au/sale/nsw/inner-west/balmain/commercial/retail/7600537>



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