

# GUNNING



## 85 Bondi Road Bondi NSW

Gunning Real Estate is pleased to present this 2-level freehold building with future development upside.

The whole building is leased to Dominos Pizza: Ground floor being used as take-away/kitchen and first floor being used as residence for Dominos' employees. Also on the property title is a large car park at the rear being used for scooter parking and delivery.

There is capacity to build a residential building on the rear car park (up to 4 stories, subject to council approval) as evidenced by other developments built on the same rear lane.

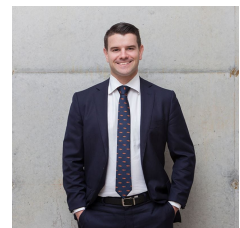
### LOCATION:

In the heart of Bondi: 1.4km from Bondi Beach; 1km from Bondi Junction; Convenient location surrounded by an

<b>Price</b>	: Asking \$3.5million
<b>Building Size</b>	: 208 sqm
<b>Land Size</b>	: 221 sqm
<b>View</b>	: <a href="https://www.gunningre.com.au/sale/nsw/eastern-suburbs/bondi/commercial/retail/7987430">https://www.gunningre.com.au/sale/nsw/eastern-suburbs/bondi/commercial/retail/7987430</a>



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