



## 209 Enmore Road Enmore, NSW

### Great exposure in the heart of Enmore

Available Now | Flexible Lease Terms

Strategically positioned near the Stanmore Road intersection, this property delivers exceptional visibility from both Edgeware and Enmore Roads. You're perfectly placed at the gateway to Newtown's renowned entertainment district. Approximately 125 sqm versatile retail space in the heart of Newtown's vibrant entertainment precinct. This light-filled premises boasts stunning 6-meter floor-to-ceiling glass frontage offering maximum street exposure and natural light. Features Include:

- Open-plan layout (6m x 21m) with no obstructing columns
- Beautiful timber flooring and soaring high ceilings
- Rear lane access with dedicated car space
- Multiple use potential - retail, medical, F&B (STCA)
- Immediate availability with negotiable terms
- Bus stop directly outside the premises
- Edgeware Carpark (40+ spaces) just 50 meters away
- 10-minute stroll to Newtown Station (750m)



**Paul Alam**

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