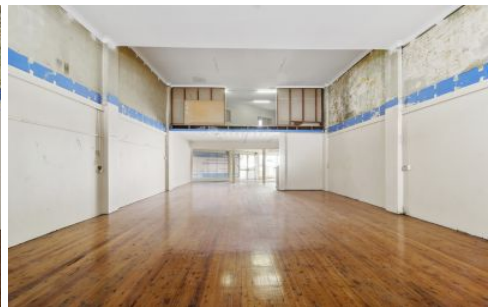


# GUNNING



## 419 Pacific Highway Crows Nest NSW

A fantastic bar/restaurant opportunity in busy Crows Nest retail hub.

Crows Nest is the epicenter of suburbs, Cammeray, Kirribilli, Naremburn and Neutral Bay.

Famous for its 7 days day/night trading, its high foot traffic and diversity of retail operators including retail shops, service retail stores, restaurants, bars, convenient stores, chemists, grocery shops and supermarkets, Crows Nest is a dynamic suburb populated by young professionals and families.

The Crows Nest retail precinct is also the home of a multitude of successful bars and restaurants such as the Crows Nest Hotel, The Stoned Crow, Xenos, Garfish, Mumu Pizza, Bean Drinking, Bravo Trattoria, Fresh Crows

**Building Size** : 308.5 sqm  
**Land Size** : 308.5 sqm  
**View** : <https://www.gunningre.com.au/lease/north-shore-lower/crows-nest/commercial/retail/5730901>

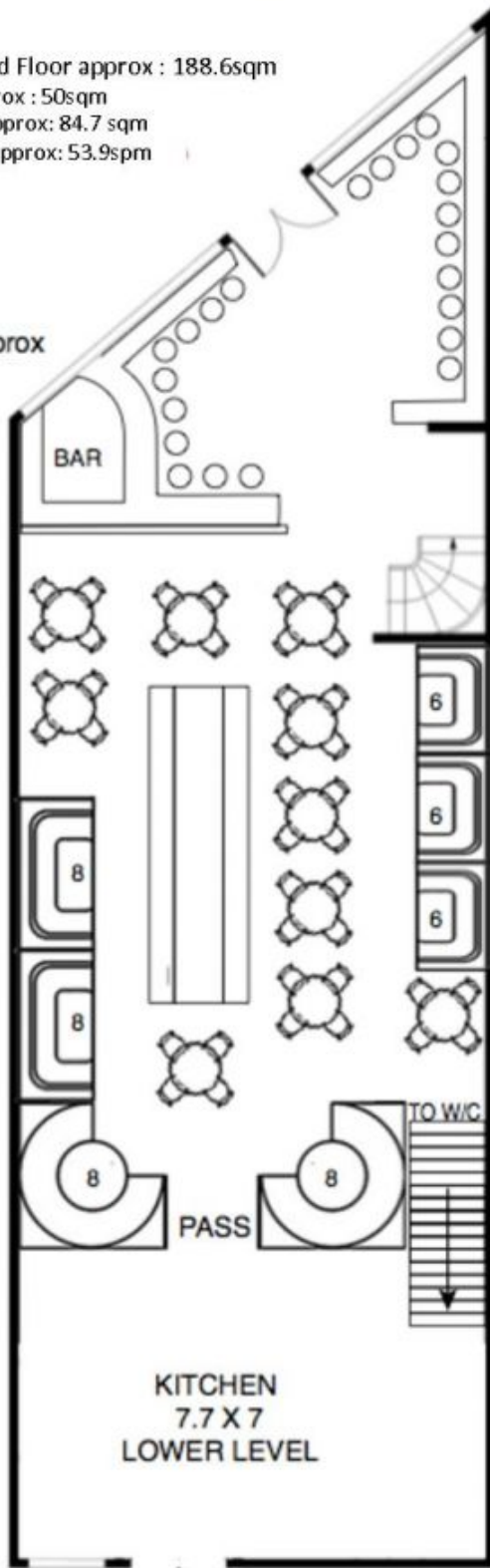


**Daniel Gunning**  
02 9698 0222

Total Ground Floor approx : 188.6sqm  
 Bar Area approx : 50sqm  
 Restaurant approx: 84.7 sqm  
 Lower Level approx: 53.9sqm

BAR  
 50sqm approx

RESTAURANT SPACE  
 11 X 7.7



KITCHEN  
 7.7 X 7  
 LOWER LEVEL

ENTRY

GROUND LEVEL

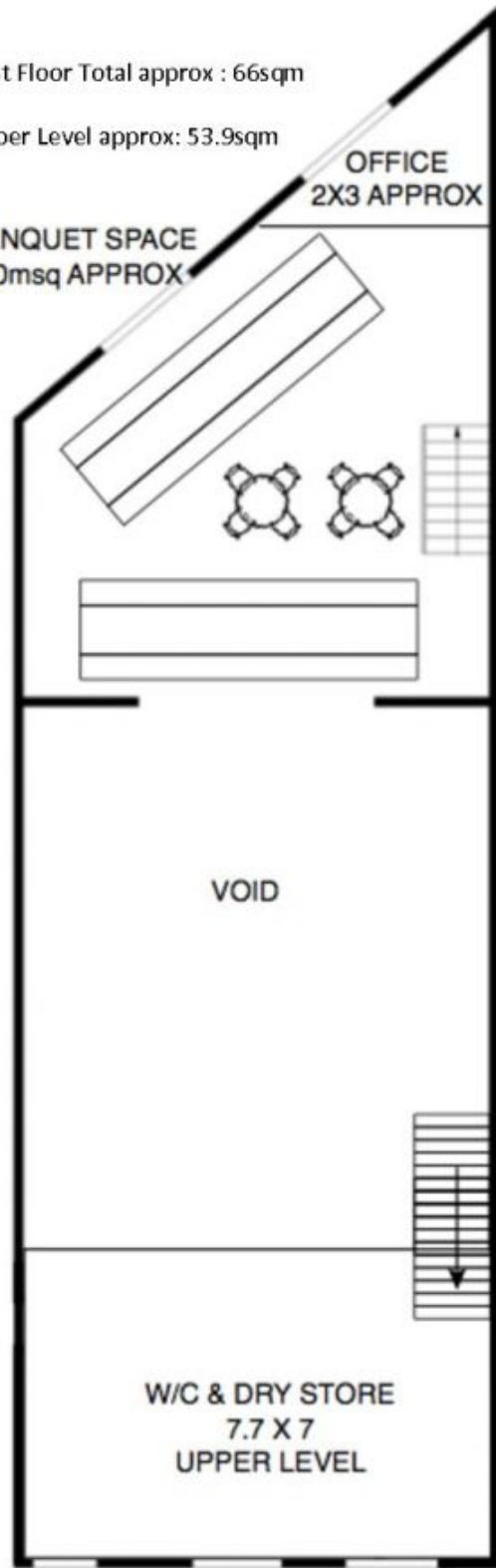


First Floor Total approx : 66sqm

Upper Level approx: 53.9sqm

BANQUET SPACE  
 60msq APPROX

OFFICE  
 2X3 APPROX



VOID

W/C & DRY STORE  
 7.7 X 7  
 UPPER LEVEL

LEVEL 1



Scale shown in metres. All dimensions herein are approximate and gathered from sources believed to be reliable. Whilst every effort is made for the accuracy of our floor plans, interested parties should rely on their own enquires. Floor Plans by Industrie Media | industriemedia.tv