



164 Bestic St, Kyeemagh



## For Lease – Fully Fitted Café / Hospitality Opportunity (Approx. 75sqm)

Turnkey setup in a high-exposure location – walk in and start trading

This approx. 75sqm café space offers an outstanding opportunity for an experienced operator or new venture to take over a well-appointed hospitality premises. Equipped with essential infrastructure and a practical layout, the site is ready to go with minimal upfront investment.

### Property Highlights:

- Approx. 75sqm internal space – efficient layout ideal for dine-in and takeaway
- Existing café fit-out including exhaust canopy
- Large glass frontage with excellent signage potential and natural light
- Surrounded by strong residential catchment + outdoor seating
- Rear access for deliveries or staff entry
- Air-conditioned, concrete floors, ready to occupy
- Suit café, bakery, dessert bar, juice bar, or light food prep
- Flexible lease terms available – incentives may be offered for the right

Price	Contact Agent
Property Type	Commercial
Property ID	330

### Agent Details

Jonathan Tringas - 0481 314 424

### Office Details

Kyeemagh Office  
166 Bestic Street Kyeemagh, NSW,  
2216 Australia  
02 9335 9800

**TRINGAS** PROPERTY GROUP

tenant

Perfect for operators looking to establish a presence in a high-demand area  
with minimal setup costs.

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