

### 35C Ross Street Forest Lodge NSW

Currently under renovation, this approx 76sqm commercial premises with approved food service use offers a fresh start or smart move into a vibrant village hub in this City fringe location. Set in a high profile position at the centre of this bustling high street, its the ideal spot to attract attention and new customers. Surrounded by coffee shops, eateries and boutique shopping, its opposite Forest Lodge Public School, with a bus stop at the door, plenty of passing pedestrian and vehicle traffic and a huge customer base in surrounding residential streets. Bring your business to this urban hot spot and acquire a taste for village life

+ Encompassing the whole ground floor of a traditional commercial terrace

+ Perfect for caf/restaurant/takeaway/bakery with cafes

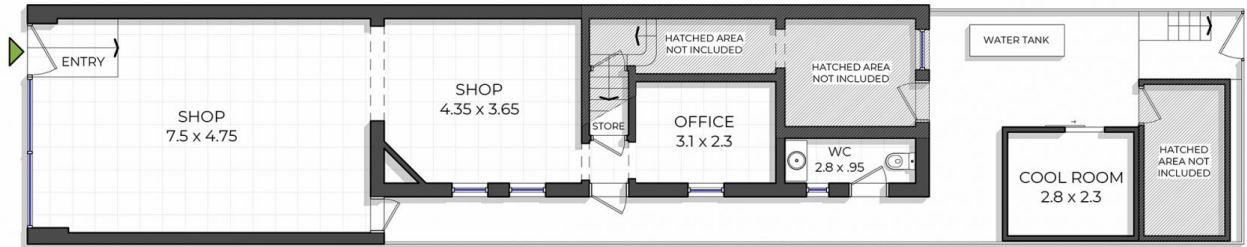
**Building Size** : 76 sqm  
**View** : <https://www.rogermickhail.com.au/7918216>



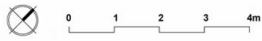
**Michelle Bernardinis**  
02 9713 5900



**John Lagounaris**  
02 9713 5900



FLOOR PLAN



**35C Ross St, Forest Lodge**

For the EPC and floor plan see the relevant measurements are indicated and in meters. Spaces and lines are placed for illustration purposes. They should not be used for measurement purposes. Overall area and floor area are approximate.



Internal floor area approx.: 64.5sqm  
 Cool Room floor area approx.: 6.5sqm  
 Total floor area approx.: 71sqm