



### 46B Roslyn Road BELMONT VIC

Approx. 125m<sup>2</sup> of Prime Caf<sup>?</sup>/Retail space  
Prominent street frontage with great exposure  
High foot traffic close to busy High Street/Roslyn Road corner  
Flexible layout to suit caf<sup>?</sup> or a variety of retail uses  
Rear access and on-site amenities

Positioned close to Belmont's busiest intersection, this 125m<sup>2</sup> (approx.) cafe/retail premises offers exceptional exposure and constant foot traffic. Surrounded by established businesses and within close proximity to one of Belmonts busiest corners, this versatile space is ideal for retailers, service providers, or hospitality operators looking to capitalise on a thriving suburban hub.

**Type** : Retail  
**Building Size** : 125 sqm  
**Land Size** : 125 sqm  
**View** : <https://www.geelongcommercial.com.au/lease/vic/geelong-district/belmont/commercial/retail/8548014>



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