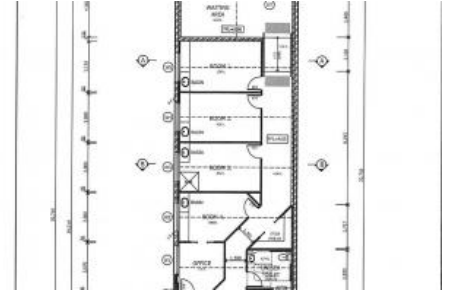




1/86 Back Beach Road, San Remo

1st Choice
Estate Agency



DOMINANT COMMERCIAL CORNER

Freehold Shop Housing a Specialist Beauty Business

This standout neighbourhood location with on going exposure to the steady and increasing township traffic flow to major residential subdivisions is an ideal property to add to a port folio or a single long-term investment.

The building is robust, solid and near new.

Shop size 163.8 m.sq.

Rent currently \$35,880 per annum (\$690 per week).

Lease commenced 01/11/2023 for 2 years with annual CPI increases.

Commercial outgoings are payable by tenant. Note: This is the shop only and includes 1 garage space. The unit garage and stairs are not part of the shop title.

Price: \$840,000-\$920,000 (No GST as going concern).

Disclaimer - We have obtained all information in this document from sources we believe to be reliable. However, we cannot guarantee its accuracy.

Prospective purchasers are advised to carry out their own investigations.

www.1stre.com.au

1 1 1 332 m2

Price \$840,000-\$920,000

Property Type Commercial

Property ID 2485

Land Area 332 m2

Office Area 163 m2

Agent Details

Sharon Wintle - 0405 575 332

Office Details

San Remo

127 Marine Pde San Remo VIC 3925

Australia

03 5678 5408



The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.