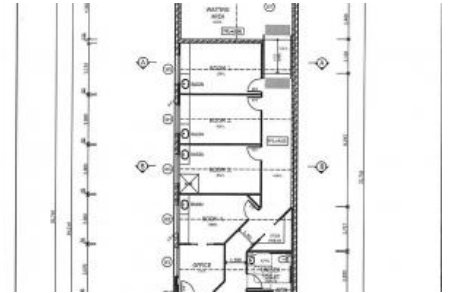




1/86 Back Beach Road, San Remo



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 \$24,102 per annum (\$463.50 per week).

Lease commenced 28/03/2021 for 3 years with annual 3% increases plus further 3 x 3 year options. 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: \$795,000 (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



Price	\$795,000
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.