



Landmark Location - 4 Lots To Be SOLD In One Line



168sq
m



Shops 20,22,23,24/11-13 Avalon Parade,, Avalon Beach

E.O.I

Raine & Horne Avalon Palm Beach is proud to present one of the Landmark position in the renowned beachside suburb of Avalon Beach, a rare offering of 4 strata title lots to be SOLD in one line!

Shops 20,22,23,24/11-13 Avalon Parade, Avalon Beach is situated in THE most prominent location approximately 100m from the sandy beach, offers the maximum exposure being positioned at the entrance of Avalon Beach Shopping Village.

The key attributes of this rare opportunity includes:

- Tenanted Investment multiple secure income stream – 4 strata titled lots fully tenanted
- 210 sqm on title
- The combination of 4 lots comprises one of the largest unit entitlement in the complex (including 2 street front shops Lot 23 & Lot 24)
- Significant upside opportunity – potential future re-development (S.T.C.A) being one of the original complex in Avalon

Property ID: L25900020

Property Type: Retail

Building / Floor Area: 168

Nina Sokolou

0411 465 076

nina.sokolou@apb.rh.com.au

- Zoning E1 Local Centre

The portfolio comprises of 4 retail premises currently occupied by 3 tenancies with lucrative combined rental income. The shops offers a generous total internal floor area of 168sqm plus 42sqm undercover car spaces on title and an additional 4 car accommodation of exclusive use for the lots.

The premises offers easy access by foot or city transport, making it a convenient destination for both locals and tourists alike. Cross the street is the sandy beach front shoreline adding a touch of natural beauty, creating a pleasant atmosphere for customers, business owners and their employees. The surrounding streets offer additional street and council parking options, making it convenient for everyone.

Avalon Beach is renowned for its vibrant community with thriving retail scene and quality restaurants; these premises offers Landmark location; fully leased with income stream and a unique opportunity for potential upside for future re-development (S.T.C.A)

E.O.I – 4 Lots To Be Sold In One Line.

Call now to secure the BEST position in Avalon Beach!!

For further information or to arrange for an inspection, please contact Nina Sokolou 0411 465 076 or nina.sokolou@apb.rh.com.au

All measurements are approximate. The information provided has been obtained from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested parties should rely on their own enquiries.