

17/207 Ocean View Road Ettalong Beach, NSW

### Retail investment in Ettalong Beach

Discover an exceptional investment opportunity with a leased retail property to a thriving restaurant tenant.

In a bustling area, this retail shop not only benefits from high foot traffic but also enjoys a vibrant community atmosphere. The restaurant, well-established and popular among locals, ensures a steady income stream, making this property a smart choice for investors seeking a regular return.

The restaurant is equipped with a full commercial kitchen, which adds significant value to the property.

Corner position enhances operational efficiency for the tenant and adds to the property's appeal. 155 m2 floor space in a stata building.

This property not only serves as a solid investment but also offers potential for great capital growth.

Don't miss out on this opportunity to own a piece of prime retail real estate with th opportunity to take over the business as a going concern.

Contact us today for more information and to schedule a viewing!

**Price:** Price on Request  
**Council Rates:** \$163.10 p/q  
**Water Rates:** \$362.75 p/q  
**Strata Rates:** \$1,508.75 p/q



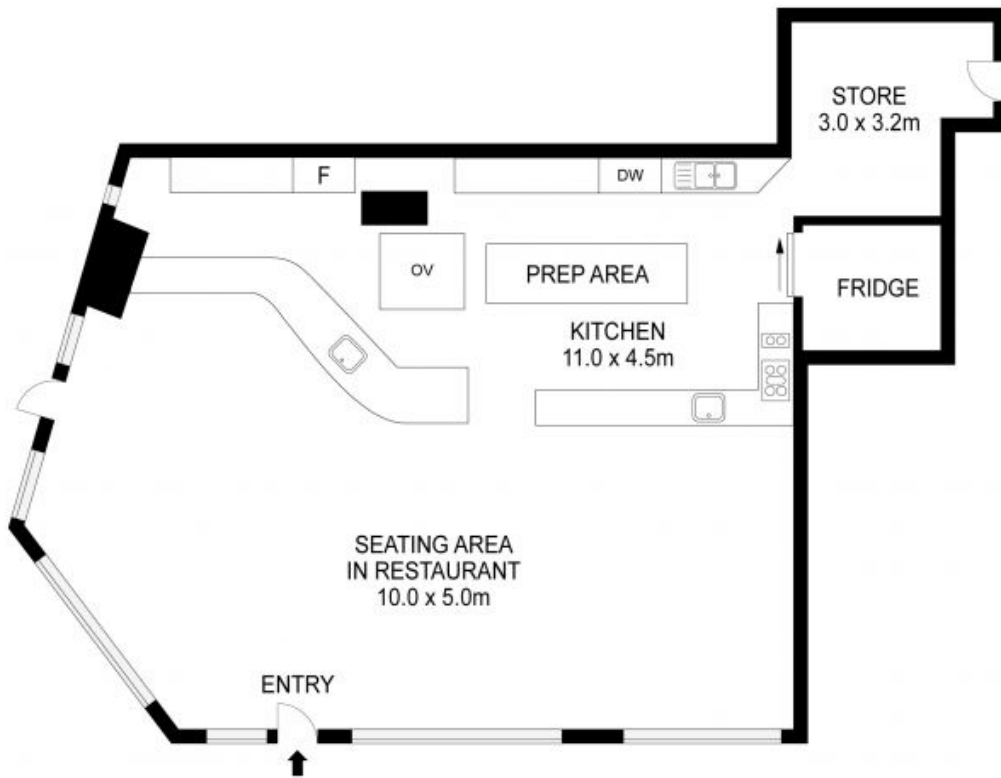
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INT: 131m<sup>2</sup> N ➤

The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed of accuracy.

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STONE