







WATERFRONT TENANTED INVESTMENT OPPORTUNITY IN THE HEART OF WOODGATE

Centrally located in stunning Woodgate Beach directly opposite the ocean, this unique well-established commercial property will tick all the boxes for the astute investor looking for a quality shopping complex with strong tenant trading and exceptional exposure. There is also an alternate option of purchasing the General Store/ Takeaway/Coffee Shop only.

Features of this spectacular investment property include:

- General Store, Newsagent, Instant Scratch & Cafe/Coffee Shop with covered outdoor alfresco dining, uninterrupted ocean views, (this takeaway cafe/store business is included in the sale), (7 day x 12 hour trading)
- Laundromat (7 day trading)
- Real Estate Agency (6 day trading)
- Post Office with general banking facilities (5 day trading, unique postal service where all mail must be collected) this generates a tremendous amount of foot traffic through the General Store Arcade every day.
- Hair and Beauty Salon (6 days trading)
- Strong trading tenants offering essential business activities.
- Large 1466m2 block with approximately 420m2 under roof floor space.
- 4 Bay garage - newly fitted electric roller doors
- 9 on site car parks at rear as well on street parking to the front including disabled parking
- Newly Installed Back to Base camera security system in place from front to rear of property

13 1,466m2

Price	SOLD
Property Type	Commercial
Property ID	760
Land Area	1,466 m2

AGENT DETAILS

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Lisa Arjona - 0407 174 325

OFFICE DETAILS

Woodgate
Suite 2, 138 Esplanade Woodgate
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- Newly installed Solar system - 117 panels
- Newly Installed Large Air Conditioner
- Newly Installed Cold Room
- Upgraded shop fittings
- Van Included
- Very popular Esplanade location
- Council Zoning for second story development

The business has seen better than steady growth in recent years and all indications are that Woodgate Beach has become increasingly popular, both as a place to holiday or to take up permanent residence.

The resilience of the General Store to withstand major flooding, fires, and covid is a testament to the current owners (over 20 years ownership) tenacity to flex with marketing changes and trends.

Option 1 - Freehold Entire Complex - Walk In Walk Out Offers Above $1,500,000.00

Option 2 - General Store Take Away & Convenience Store $475,000

To enquire further into this GOLDEN OPPORTUNITY to invest in a well-established business, please contact Jose Arjona @ A1 Realty Woodgate 0412 144 426

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