

Sold



138 Esplanade, Woodgate



## 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 1466m<sup>2</sup> block with approximately 420m<sup>2</sup> 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 1,466 m<sup>2</sup>

<b>Price</b>	SOLD
<b>Property Type</b>	Commercial
<b>Property ID</b>	760
<b>Land Area</b>	1,466 m <sup>2</sup>

### AGENT DETAILS

Jose Arjona - 0412 144 426  
Lisa Arjona - 0407 174 325

### OFFICE DETAILS

Woodgate  
Suite 2, 138 Esplanade Woodgate  
QLD 4660 Australia  
07 4126 8811



- 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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