



138 Esplanade, Woodgate

INDICATIVE ONLY



## 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.

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.

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**Price** Option 1 - POA & Option 2  
- \$475,000

**Property Type** commercial

**Property ID** 760

**Land Area** 1,466 m<sup>2</sup>

### AGENT DETAILS

Jose Arjona - 0412 144 426  
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### OFFICE DETAILS

Woodgate  
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