

Raine&Horne. Commercial

POINT CLARE
45 Brisbane Water Drive

421 sqm

Fully Leased Commercial / Retail Investment

Auctioned for \$1,630,000 (Nov 28, 2024)

45 Brisbane Water Drive, Point Clare

This property represents a unique opportunity to acquire a solid investment. First time on the market in over 20 years.

Fully leased, long-term tenants situated on Brisbane Water Drive opposite Point Clare Railway Station.

A freestanding two-storey brick building with 4 separate tenancies. The anchor tenant is Point Clare Veterinary Hospital.

Rear access and parking allow for easy access to the three tenancies on the upper level.

The property's location is in a tightly held small strip of shops servicing the local area. Notable neighbours include Aldi, Point Clare Pharmacy, and Doctors' Surgery.

Point Clare is located approximately 4 km from Gosford's CBD It is a highly sought-after

Property ID	L31305875
Property Type	Offices
Building / Floor Area	421
Land Area	606.0 sqm

AGENT

Geoff Tilden

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residential area set on the Western Shore of Brisbane Waters and only an hour from Sydney.

Benefit from the commercial and residential tenancies, which guarantee a stable and reliable cash flow.

The prime freehold location offers exceptional exposure to the Brisbane Water Drive, complemented by favourable Commercial Zoning E3: Productivity Support.

Current Gross income \$91,835.84 PA

Net Income: \$88,837.53

Outgoings:

Recoverable Outgoings 75%

Council Rates: \$5,859.00 pa

Water Rates: \$578.00 pa

Insurance: \$3,926.00

- Freehold Property.
- Established long-term tenants
- Tightly held market
- Floor space ratio of 75:1
- Maximum building height of 8.5 meters
- Zoning: E1 Local Centre
- Net lettable Building Area: circa 421m²

Auction: Thursday 28th November 2024

Venue: In Rooms and online Mezzanine Level 50 Margaret Street, Sydney.

Time: 10.30am

Contact: Geoff Tilden 0415 238 846

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