

Raine&Horne. Commercial

TEA GARDENS
152 Myall Street

388 sqm

4 

GEAR UP TO TACKLE THIS ONE

Guide \$1,400,000

Tea Gardens – Bait & Tackle

TEA GARDENS – LIFESTYLE BUSINESS


Free Hold opportunity – Owner Occupy – Invest – Or Develop


- 815m² lot
- 189m² Retail shop
- 199m² Workshop
- 250m² yard & storage area
- 5 Bedroom shop top residential unit
- Prime location one block (100m) from the Myall River and boat ramp

Property ID	L32358305
Property Type	Industrial/Warehouse
Building / Floor Area	388
Car Spaces	4
Land Area	815.0 sqm

AGENT

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- Potential return of \$92,500
- 12m build height
- Upside to rebirth the Service Station/24/7 Convenience Store

Plenty of upside for Service Station/24/7 Convenient Store or add to the Tackle business with a convenience store or both.

This outstanding opportunity offers a family the premium in lifestyle living with a residence and business on a highly exposed main street corner. With uninterrupted water views the property is also in close proximity to quality schools, the stunning Myall River waterfront, quality cafes, restaurants and Tea Gardens Hotel. The current business has been operating for over 20 years from the same location. Full information Memorandum and P&L's available on request.

Investors and Developers are encouraged to enquire with a potential income stream from the lower commercial level and residential shop top of \$92,500 makes this an opportunity to well consider. Developer's note that this site opportunity offers substantial potential for a mix usage of Residential & commercial development with a 12m build height.

Unlock the potential of your business with this exceptional property located in the heart of Tea Gardens. Situated on a generous 815 sqm land area, this prime location offers high visibility and foot traffic, making it an ideal investment for families, entrepreneurs, investors, and developers alike.