5 Star Real Estate
179 Peats Ferry Road,
Hornsby NSW 2077

1 Budgewoi Cir, Budgewoi, NSW 2262

Expression of interest

Commercial Shop, Retail Shop **2**









"Prime Waterfront Property with Endless Potential!

Discover a remarkable investment opportunity with this corner waterfront property located in the highly sought-after Budgewoi. Boasting a zoning of E1 local centre, this 250 sqm building is perfectly positioned to capitalize on the thriving local market.

Currently leased with a lease that commenced in July 2022, this property offers a secure investment with a 5 + 5 + 5 year lease + tenant pays 100% outgoings in place. Generating a great monthly income, this is an excellent chance to secure a steady cash flow while enjoying the benefits of owning a waterfront property.

Spanning across an approximate land area of 477 sqm, this property provides ample space for future development or expansion. With the E1 local centre zoning, the possibilities are endless

Open for Inspection

By Appointment.

Property Features
- Waterfront
- approx 477 sqm of land
- approx 250 sqm of building
- Corner location
- Side access

The waterfront location adds an undeniable allure to this investment opportunity. Imagine the appeal of a business that offers stunning water views, creating a unique and captivating experience for customers. With the potential to attract both locals and tourists alike, this property is poised for success.

Situated in a thriving area, this property benefits from its proximity to beaches and amenities. With a steady flow of foot traffic and a vibrant local community.

Don't miss out on this exceptional opportunity to own a waterfront property with a secure lease and endless potential. Contact us today to arrange a viewing and explore the possibilities that await you in this prime waterfront location!"

Approx 477 sqm of land
Approx 250 sqm of building
side access
substantial eatery area, overlake Budgewoi lake

Listed By
Sam Mamari
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Listing Number: 3355450

Every precaution has been taken to establish accuracy of the information above, but does not constitute any representation by the vendor or real estate agent.