

18-20 Hancock & 17 Clifton Sprri Rd, Drysdale, VIC 3222

P.O.A.

Retail Shop



Solid Investment

Arguably the heart of the Drysdale community, with its many retail shops and opposite Woolworths there is a large volume of vehicle and foot traffic in the immediate area.

The large corner block of approximately 1,016m2 combines 2 titles, one of 576m2, the 440m2 (approximately), is divided into individual shops of varying sizes with a total floor space in the order of 954m2. Mixed tenancies that have provided a good return on investment in past years with continued interest in the area providing ample opportunities for new businesses and services to capitalise on this growing marketplace. This unique corner site opposite Woolworths supermarket offers the investor a diversity in leasing options and the potential to maximise the sites in the future. Drysdale, on the Bellarine Peninsula, is just 20 km from Geelong making it popular with commuters and as a seasonal tourist destination.

Net Owner Disbursement 2024/2025.... \$ 274,751.19

Outgoings Inc GST 2024/25 .... \$62,250.39

2026 Total Land Tax \$4,425.

Open for Inspection

By Appointment.

Drysdale Area

Not long-ago Drysdale was a quiet rural township located on Port Phillip Bay midway between Geelong and the resort town of Queenscliff. Today it is a busy township just a short distance from Geelong that offers a seaside alternative to living in a busy city. The township has proved popular with commuters and has a large central shopping district, a Primary school and Secondary College with Deakin University Geelong campus easily accessed by car and bus. Popular with middle-aged Australians the local area boasts a golf course and other sports facilities for residents and holiday makers alike enjoying easy access to popular surf beaches, historic sites, and the Great Ocean Road.

It includes a terminal station of the famous Bellarine Peninsular Railway which offers tourists a hint of the past with its scenic route through the countryside.

Listed By

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