

4/11-13 Lake St, Forster, NSW 2428

Sold - \$895,000

Retail Shop



## Prime Commercial Property for Sale

Seize the opportunity to own a versatile commercial property in the heart of the town's vibrant new centre, adjacent to the Solaris Complex and the newly opened library & amenities. Boasting an increase of both foot & vehicle traffic, this corner offers incredible exposure.

The property is currently operating as a busy dry cleaner, and it is available as a going concern upon negotiation or with vacant possession. The rental estimate is \$65,000 plus GST and outgoings, yielding a 6.5% net return.

The property is 143sqm plus a personal car space, totalling 157sqm.

The 'Gumtree' complex itself was built in 1977, and is zoned MU1 - Mixed Use, offering flexibility for various business types. The total of six units comprises three retail/commercial and three residential units.

Situated in the bustling new centre of town with easy access and visibility, ideal for attracting customers and tenants. This property offers a rare chance to invest in a growing area, whether you're looking to expand your portfolio or establish a new business, this property provides the perfect foundation for success.

Don't miss out on this exceptional opportunity. Contact us today to arrange a viewing and discuss your options for acquiring this prime commercial property.

### Additional Information:

Council Rates - \$4,568 Per Annum

Strata Levies - \$1,483 Per Quarter

Zoning - MU1 Mixed use

Strata Registered - 1981

Built - 1977

\* GST may be applicable.

DISCLAIMER: The information contained in this advertisement has been obtained from sources deemed reliable. However, we do not guarantee its accuracy and recommend that interested parties carry out their own investigations.

### Listed By

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**Open for Inspection**

By Appointment.