**LJ Hooker Avalon**
64 Old Barrenjoey Road,
AVALON NSW 2107

## 45a Avalon Pde, Avalon Beach, NSW 2107

**$35,000 plus GST**

Commercial Shop












## Unique Commercial Opportunity !

Located in Avalon Village, situated between the Commonwealth Bank and Avalon Post Office.
Quiet and private rear lane access. Ground floor rear of building.
Sunny north facing aspect courtyard.
Ideally suited for office, creative studio, treatment rooms, holistic practitioners, yoga studio, wholesale business or similar.
Work and enjoy the Avalon village cafe atmosphere.

140sqm including court yard
Separate toilette facilities
3 - 5 year lease available
$35,000 P/A plus GST & Outgoings

**Open for Inspection**

By Appointment.

**Listed By**
Tom Mackay
Phone: (02) 9973 2999
Mobile: 0429 236 879

Listing Number: 2445548

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.