

46 Sydney St, Mogo, NSW 2536

\$995,000

Retail Shop



## OPPORTUNITY AND LIFESTYLE

Mogo is located around 10 km from the busy regional centre of Batemans Bay and around 18 km from the administrative hub of Moruya. The town is in transition - quietly developing into what many are calling the Berry of the South Coast.

This charming tourist village attracts a steady flow of visitors, drawn to its eclectic mix of shops and services.

Close by are the newly opened Foxdog Distillery and the ever-popular Mogo Zoo-both major drawcards. Plus, the pristine beaches of Tomakin and Broulee are just a 10-minute drive away.

The Clocktower Arcade is a purpose-built complex with a total floor area of approximately 1,137 sqm. The base level includes 7 lock-up storage areas, bathrooms, and a secure parking area measuring 16.6 m x 13.6 m-great for tenants or staff parking.

The retail area sits at street level and offers seven shops of various sizes. Shop 3 includes stair access to a mezzanine level of around 57 sqm. Mogo Pies trades from the front and holds a formal lease, while the other occupied shops are leased on handshake agreements and support various artisan businesses. It's up to you whether to maintain the current setup or take it in a different direction.

The property is on one title but is individually metered. A large solar system has been installed by the current owner, with energy supplied to the shop tenants-creating a passive income stream and helping reduce power costs across the board.

There's also potential to strata subdivide the shops. If a group of like-minded buyers were interested, this opens the door to shared ownership with individual control-an option worth exploring.

Mogo is steadily gaining momentum as a destination town, with strong support from Eurobodalla Council. The rapidly developing and very popular Mogo Bike Trails are just one example-drawing riders from far and wide to explore the region's pristine forests.

If you've got a bit of vision-or a crew that shares one-this investment might be exactly what you've been waiting for.

**Open for Inspection**

By Appointment.

### Listed By

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