LJ Hooker Avalon
64 Old Barrenjoey Road,
AVALON NSW 2107

48 Old Barrenjoey Rd, Avalon Beach, NSW 2107

For Sale

Industrial Land















A Rare Avalon Village Holding

Combining secure holding income, multiple tenancies, dual street frontage and a valuable pedestrian laneway connection, 48 Old Barrenjoey Road presents an exceptional opportunity for investors seeking a quality commercial asset in one of the Northern Beaches' most tightly held village environments.

Open for Inspection

By Appointment.

Occupying an approx. 603sqm site and prominent position, the property benefits from dual street frontage to both Old Barrenjoey Road and Edmund Hock Avenue, providing excellent visibility, accessibility and exposure for the existing tenants.

Adding further appeal is the pedestrian laneway adjoining the northern boundary, between 48 and 50 Old Barrenjoey Road. This creates an important secondary pedestrian connection through the site and provides an additional side frontage and exposure opportunity for tenants, enhancing accessibility and foot traffic to the property.

The property offers a compelling combination of strong existing income, multiple tenancies, prominent exposure and long-term flexibility.

Key Investment Highlights
- Approx. 603sqm site
- A wide approx 15.24m street frontage on Old Barrenjoey Road and Edmond Hock Avenue
- Zoned : E1 Local Centre
- Five established tenants
- Longest lease expiry 2030
- Dual street frontage to Old Barrenjoey Road and Edmund Hock Avenue
- Additional pedestrian laneway frontage along the northern boundary
- Excellent tenant exposure to both street and laneway traffic
- Highly prominent position in the heart of Avalon Beach Village
- Diversified rental income across five occupiers
- Rare opportunity to secure a substantial commercial holding in a tightly held Northern Beaches location

Disclaimer:

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

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Mobile: 0429 236 879

Listing Number: 3554888

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