LJ Hooker Avalon
64 Old Barrenjoey Road,
AVALON NSW 2107

59 Barrenjoey Rd, Mona Vale, NSW 2103

For Sale

Warehouse















Rare Freehold Investment or Owner-Occupier Opportunity in th

A rare opportunity to secure a substantial freehold commercial asset in one of the Northern Beaches' most tightly held precincts. Positioned on a high-profile corner of Barrenjoey Road and Polo Avenue, this prominent property offers immediate holding income with exceptional future flexibility for investors, owner-occupiers or those seeking redevelopment potential (STCA).

Open for Inspection

By Appointment.

Occupying a 797sqm (approx.) E4 General Industrial site, the property is currently leased on a flexible month-to-month tenancy, providing holding income from day one while preserving future flexibility for owner-occupiers and investors alike.

Features
- Prominent corner position with exceptional exposure to Barrenjoey Road
- Flexible layout with potential for up to six separate tenancies
- Month-to-month tenancy providing immediate holding income
- Significant rental upside through future repositioning
- Versatile configuration suited to a wide range of permissible commercial uses (STCA)
- Recreation facility (indoor) ? e.g. gym, health studio, yoga or pilates
- Ancillary office space supporting an industrial/warehouse use
- Warehouse, light industrial, industrial retail, self-storage and other permissible E4 uses
- Ample on-site parking with private access throughout
- Approx. 797sqm site area
- Approx. 20.12m frontage
- Approx. 39.62m block length
- E4 General Industrial zoning

Located in the commercial heart of Mona Vale, the property is within walking distance of cafés, retail and business services, while being just 750 metres from Mona Vale Beach.

Offering outstanding exposure, accessibility and convenience, opportunities to secure a freehold commercial holding of this calibre are exceptionally rare.

Listed By
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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.