

7C/22-26 Addison St, Shellharbour, NSW 2529

\$1,350,000

Retail Shop



Strong Investment Opportunity - Long term Cafe Tenant - Popu

This is a rare opportunity to secure a tenanted blue chip main road commercial property on the ground floor in the popular seaside suburb of Shellharbour Village.

Pacino's Cafe on Addison Street, Shellharbour is a name well known to the locals and tourists of the area. A very popular cafe on the main strip of the Village with an abundance of undercover alfresco dining area for patrons.

The very experienced operator/tenant has a 5 year lease with a further 5 year option and pays all statutory outgoings.

Shellharbour Village is right on the ocean and an extremely popular destination for not only the locals but tourists all year round.

Features include:

- * Rental return of 5% NET with annual increases
- * Internal cafe/shop area is 70sqm*
- * Impressive undercover external alfresco area 113sqm*
- * Includes basement storage area of 36sqm* as well as 2 parking spaces
- * Impressive cafe fit out and well maintained property.
- * Seating for 92 patrons
- * Long term experienced operator as tenant

Open for Inspection

By Appointment.

Listed By

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