

**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

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