

713 Esp, Lota, QLD 4179

Sold - 15/02/2022

House 3 2 2



## Freehold:- Commercial Shop and Residential Dwelling

Yes! This Iconic Shop at 713 Esplanade, Lota is one of the few Commercial Character Buildings with stunning views over Waterloo Bay and the Islands. Characterised by an awning over the footpath, high ceilings and internal "VJ" walls.

### Open for Inspection

By Appointment.

The Architecturally Designed residential dwelling at the rear of the property was constructed approximately 6 years ago and has a long term tenancy.

The shop renovations were completed about 8 years ago, these included re-stumping and new flooring throughout the building.

The "Fish 'n Chip" Shop has been operated by the same business owners for 17 years. In accordance with the lease the Commercial Tenants are responsible for outgoings for their portion of the property.

Located on the bluff at Lota (approximately 4m above sea level) and opposite one of the most popular waterfront parks on the Esplanade, this is an amazing investment opportunity to secure a commercial and residential property with Bay views.

The Owners are genuine in their desire to affect a quick sale.

Inspection is strictly by appointment. Please do not disturb the business owners.

### Listed By

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