

Unit 4, 46-48 President Avenue, Caringbah







RETAIL/OFFICE PRIME POSITION WITHOUT THE PRICE TAG!

46-48 President Ave Caringbah is a versatile prime positioned shop/office offering 17m of commanding glass frontage exclusively offered sale by Michael Hatz Belroy

Located directly across the road from the exciting new Caringbah Pavilion mixed use development which has delivered 180+units featuring an $80,000,000 essential services retail strip anchored by Coles and dining options. The properties neighbours also include McDonald's, Chemist Warehouse, Caringbah Medical Centre and is just moments away from Caringbah Station and the local Caringbah shopping village anchored by Woolworths.

The property is functional in layout which lends itself to multiple business users - featuring an enclosed on title additional 16sqm terrace, bathroom and kitchenette and direct access to your loading dock and parking.

Suitable for a range of business services including medical, wellness, business office use, shopfront retail or food/cafes.

The asset is priced to be sold with motivated vendors offering immediate uplift for strategic investors to capitalize on high yielding returns.

Key Property Features

*3 Onsite registered car spots and storage cage + direct access to own loading dock

*Grease trap, Kitchenette and Bathroom with functional open plan layout and

3 110m2

Price	Contact Agent
Property Type	Commercial
Property ID	1056
Land Area	110 m2
Office Area	110 m2

AGENT DETAILS

Michael Hatz - 0466 605 005

OFFICE DETAILS

Belroy Property
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