



**SOLD**

## MULTI TENANTED MIXED USE COMMERCIAL BUILDING IN GORDONVALES BUSY LOCAL SHOPPING DISTRICT

Opportunity for either an Owner Occupier to purchase a quality building in Gordonvale or for an Investor to secure a tenanted premises

Land Area - 564m<sup>2</sup>  
Total Building Area - 708m<sup>2</sup> ( Shop 231m<sup>2</sup>, warehouse 262m<sup>2</sup> and 1st Floor Residence 215m<sup>2</sup> approx )

Improvements - constructed toward the front of the site on Norman Street is a 2 level concrete and brick building providing a ground floor shop and 1st floor residential tenancy.

Built to the rear of Hoare Lane is a steel framed metal clad warehouse.

The shop is fully air conditioned and includes a row of refrigeration units and rear cold room. Prior to the shop's current use - Fishing and Tackle Shop, the premises was used as a convenience store for a number of decades.

Connected to the shop is a 20kW Enphase Solar System.

The upstairs residence is used by the current owners. The tenancy could easily be refurbished and divided into 2 x 2 bedroom apartments with access via staircase off Norman Street.

The rear Warehouse was previously occupied by a School Bus Service Company and was used for the storage of the buses. It also includes a toilet block and fuel bowzers, including 1 x 1000 litre diesel, 1 x 2000 litre unleaded and an older 1 x 1000 litre diesel no longer in use

0 BED | 0 BATH | 0 CAR

PRICE:  
\$665,000

OPEN FOR INSPECTION:  
N/A



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