



SOLD

CALLING ALL ENTREPRENEURS WITH A VISION! DON'T MISS THIS LIFESTYLE OPPORTUNITY!! - A PREMIER COMMERCIAL BUILDING + WATER VIEWS - W.I.W.O.

Please Note: At the moment this is a lifestyle opportunity not an investment opportunity. It would suit several types of purchasers as listed below. The owner is retiring, and is selling this premier commercial building W.I.W.O. The potential is HUGE! This would suit many types of buyers, but the fact there is a two bedroom fully furnished unit upstairs makes it a very exciting prospect for a couple to live upstairs and run the cafe themselves. Tin Can Bay has showed enormous growth recently, with buyers moving from Melbourne, Sunshine Coast, Gold Coast etc to appreciate the peace and serenity that is Tin Can Bay. Rainbow Beach is only a short drive away. There is a need for quality dining in the area, and the cafe used to do a booming business, due to the location with patrons able to lunch overlooking the Tin Can Bay foreshore. The restaurant has to be seen to be believed, and the fittings are absolute quality. On the ground floor there is a hairdressing salon 40m² (leased to a long term tenant). On the corner is a beautifully positioned fully equipped cafe 83 m² (vacant), next to the cafe are two office spaces, 46m² and 50m² respectively (ONE LEASED), suitable for any kind of office, massage, physiotherapy to name but a few. They both have air-conditioning. All of these premises have direct frontage to Gympie Road which leads directly down to the Marina, and has outstanding water views! Upstairs there is a superb restaurant 203m², fully fitted out in every respect, with a state-of-the art equipped kitchen and bar facilities (vacant). There is also a fully furnished two bedroom unit 73m² any if the buyer didn't wish to use it for themselves could easily be leased out for \$350/week. Also upstairs adjacent to the restaurant is another large space which could easily be converted to another office or beauty room if required. There is some parking at the rear of the building. Tin Can Bay has grown rapidly recently, and is becoming a hot-spot for people wanting to escape the hustle and bustle of everyday life, and live in a wonderfully stress free environment. This property not only offers huge potential, but a chance to live the life you have always dreamed of!! If you think that this might be of interest to you, please give me a call for your own private viewing. There is a virtual tour for your convenience. If you would like more information re rates, proposed rents, inventories, or anything else, please call me for your information pack. I look forward to showing you what this truly exceptional opportunity could offer YOU!!

0 BED | 0 BATH | 0 CAR

PRICE:
\$1,530,000

OPEN FOR INSPECTION:
N/A

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