



94 crown Road QUEENSCLIFF, NSW

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Commercial and residential opportunity in prime location

Holding a premier position and offering an abundance of possibilities, this commercial and residential block presents an outstanding investment opportunity. Three apartments, five parking spaces, a commercial shop and district views on a 664sqm block.

- Opportunity to renovate and increase income or re-develop (STCA)
- Present layout has four income opportunities, newly painted block
- Apartment one is attached to the commercial space, lock-up garage
- Current income with two of the premises leased is \$50,474pa
- Potential income with all premises leased is \$101,400pa
- First time presented to the market since 1977, tightly held
- Main road exposure with four lock-up garages and one car space
- Large block with external laundries and a large garden area

Price:

Price \$1,690,000

Stone Manly

02 8962 2200



Scale in metres, indicative only. Dimensions are approximations. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

94 Crown Road, Queenscliff

McGrath