

**Shop 2/100 Cronulla St
Cronulla NSW 2230**



2/100 Cronulla Street Cronulla, NSW

Welcome to the Beachside Treasures, a premier commercial retail shop in Cronulla

Stone Waterloo is proud to present an extremely rare opportunity to acquire this sought-after retail shop located on the main street of downtown Cronulla, just steps away from the beach and train station. This street frontage shop offers an irresistible combination of convenience and foot traffic. Currently in lease to a reliable tenant with long-term lease period. It represents an extraordinary chance on investment purpose.

Size:
- Est 65m²* of interior area ? 5m wide * 13.3m deep Est.

Key Features:

- Est 7% rental return per annum
- Tenant covers majority of the outgoing fee
- Street-frontage entrance with floor-to-ceiling front windows
- Existing open-plan layout with good lighting
- Back storeroom area or possible kitchen
- Hand basin or possible kitchenette
- Easy access bathroom ...

Price: \$1,235,000
Council Rates: \$0.00
Water Rates: \$0.00
Strata Rates: \$0.00



**Sabrina (Xiaodan)
Wang**
0410 701 687



Noah (Miao) Xiong
0426 871 030