

17/207 Ocean View Road Ettalong Beach, NSW

## PRIME RETAIL INVESTMENT WITH FUTURE OCCUPIER POTENTIAL

Located in a thriving retail and dining strip, this 155 m<sup>2</sup> strata retail shop has 2 car spaces on title, offers both holding income and flexibility for future occupation in 12 months.

**Price:** \$1,495,000  
**Council Rates:** \$163.10 p/q  
**Water Rates:** \$362.75 p/q  
**Strata Rates:** \$1,508.75 p/q



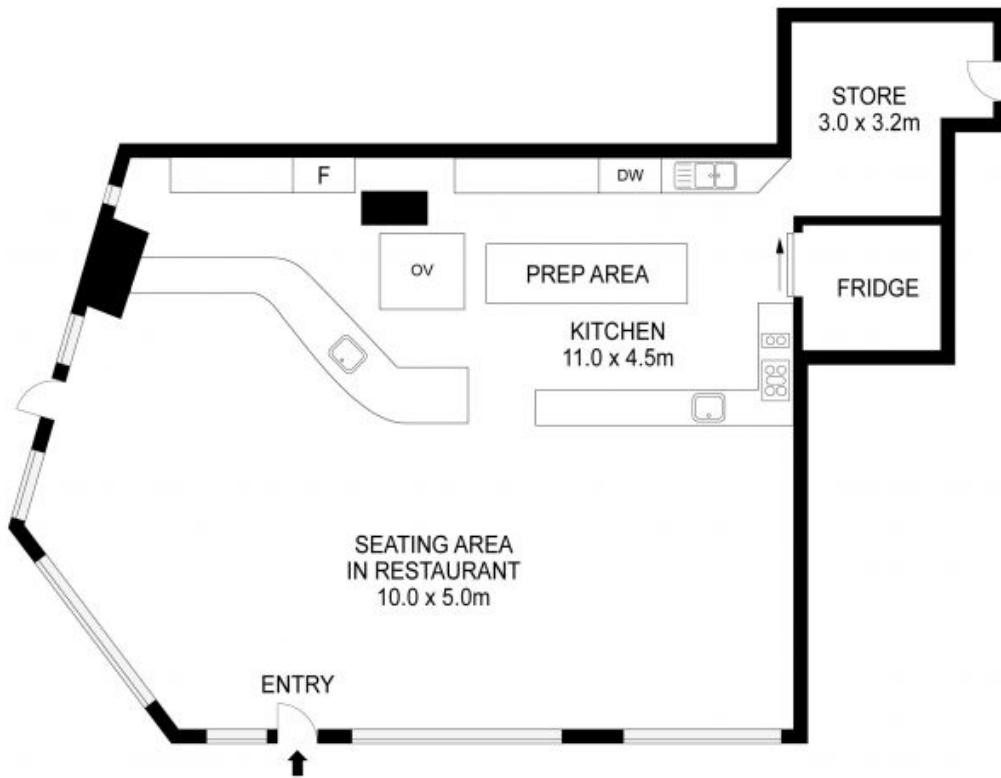
**Helen Hughes**

0418 220 622



**Christel Renton**

0417 208 314



INT: 131m<sup>2</sup> N ➤

The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position. Plans should not be relied on. Interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed of accuracy.

17/207 Ocean View Road, Ettalong Beach

**STONE**