



**3/70 First Avenue, Sawtell NSW 2452**

## Tenanted Investment In Main Street of Iconic Seaside Village Sawtell, NSW

Shop 3 is located in First Avenue - the main street of Sawtell, NSW. Sawtell is a suburb of Coffs Harbour - a seaside township, currently in high demand with both owner occupiers and tenants alike.

Shop 3 is leased to Surfside Salon on a 3+3+3 year lease with current rent showing approx. \$20,800/pa plus GST (if applicable) PLUS all normal outgoings paid by the tenant.

Current business has been trading for 16+ years with a strong customer base.

Approx 41m2 - Shop 3 ha

Retail  
FOR SALE

42sqm

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