



Shop 1/62 Lakedge Avenue, Berkeley Vale NSW 2261

Sugar and Spice, and Everything Nice!

On behalf of our valued client we are proud to offer this outstanding opportunity to secure a commercial / retail investment with a long lease and an established business.

This immaculate 72m2 (approximate) retail shop is positioned in an excellent local shopping strip location close to the Tuggerah Lake Shore Shared Path, and minutes from Mingara Recreation Club, the new Mingara Motel, Westfield Tuggerah, and the M1 Sydney to Newcastle Motorway.

- Five (5) year lease – 11/4/22 to 10/4/27
- Five (5) year option
- Current rent \$32,136

Retail
 FOR SALE
 \$449,000 No GST 'Sale of Going Concern'
 72sqm