



9 Casuarina Road Gymea Bay NSW

5 🚗

Occupying a prominent street position with excellent pedestrian exposure, this is the perfect investment opportunity to purchase a great sized commercial space and two bedroom flat with secure tenants already in place.

Set within a boutique collection of local retailers, this Torrens Title dwelling boasts a total of approx. 123sqm of floor space with large glass street frontage perfect for grand visibility and is extremely accessible from Casuarina Road and Ellesmere Lane.

- Torrens Title dwelling set on approx. 411sqm zoned E1 Local Centre
- Approx. 54sqm retail space with 3 year lease + 3 year option
- Approx. 67sqm flat with long term tenant of more than 15

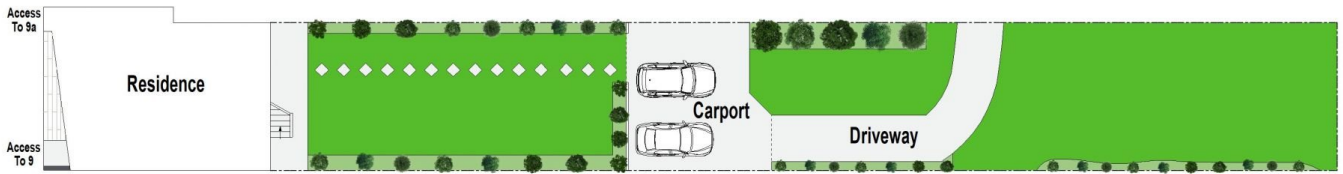
Price : Auction (Unless Sold Prior)
Building Size : 123 sqm
Land Size : 411 sqm
View : <https://www.gibsonpartners.com/sale/nsw/sutherland/gymea-bay/commercial/retail/7960379>



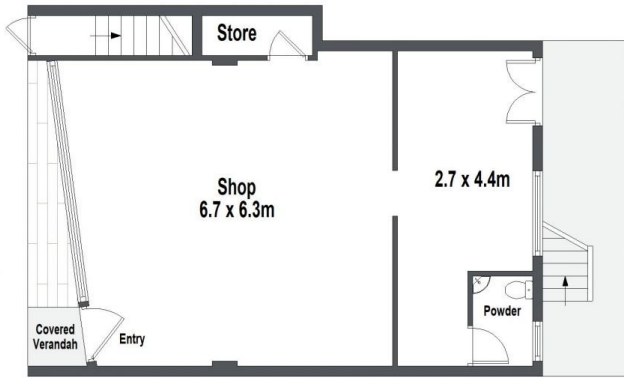
Ivan Lampret
02 9523 1333



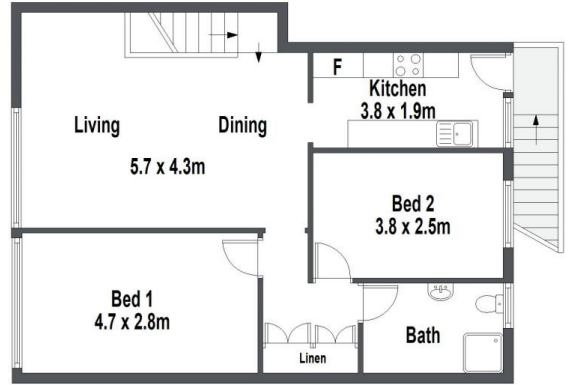
Joseph Guerzoni
02 9523 1333



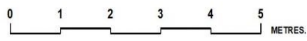
SITE PLAN (NOT TO SCALE)



GROUND FLOOR



FIRST FLOOR



Gibson Partners Real Estate Pty Ltd

FLOOR PLAN ON DEMAND Scale in metres. Indicative only. Dimensions are approximate. 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.



9 and 9a Casuarina Road, Gymea Bay

GIBSON