## 2 Irene Crescent
## Eden

BANKABLE BRICKS & MORTAR

Fantastic double brick 13 roomed commercial/residential premises set on a level, highly visible 1182m2 level corner allotment, currently utilised and set up as a busy veterinary clinic plus a separately tenanted spacious 2 bedroom self-contained unit to the rear. Excellent high traffic flow position conveniently located (50m) from Eden Sports & Recreation Club (golf, bowls, restaurant, bar etc) and 250m from Lake Curalo estuary and boardwalk which winds around to award winning Aslings Beach. Zoned R3 Medium Density Residential with existing usage rights. Long term anchor tenants, gross rental return $51,685 (plus 50% of outgoings), super flexible rock solid investment opportunity. **Contact office for copy of contract & information memorandum.**

This information has been provided to us by third parties and we do not accept any responsibility for its accuracy. You should make your own enquiries and check the information so as to determine whether or not this information is in fact accurate. You must make your own assessment and obtain professional advice if necessary.

4 1,182m2

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|---|---|
| **Price** | $799,000 |
| **Property Type** | Commercial |
| **Property ID** | 2214 |
| **Office Area** | 185 |
| **Land Area** | 1,182 m2 |

### Agent Details

Chris Wilson - 0427 003 406

### Office Details

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CHRIS WILSON
REAL ESTATE
*Bringing People and Property Together*