



## Caloundra CBD Freehold - Occupy | Invest | Develop

Retail

10 Ormuz Avenue, Caloundra, Qld 4551

**Floor Area:** 226 m<sup>2</sup>

**Land Area:** 730.00 m<sup>2</sup> (approx)

**For Sale**

Please contact agent

### Property Description

### Additional Details

- Existing Improvements-Approval to Expand
- Major Centre Zoning - 25m Height Limit
- Easy Walk to Cafes, Shops & Beach

**Building**  
Whole

**Tenure Type**  
Tenanted  
Investment

Colliers have the pleasure in presenting to the market 10 Ormuz Avenue, Caloundra. With a Major Centre Zoning and functional existing improvements, 10 Ormuz Avenue provides opportunities for Investors, Developers or Owner Occupiers to secure valuable freehold property in a booming Sunshine Coast location.

Key Features of the property include:

- Land area 730sqm\*
- Existing NLA of approximately 226sqm\* with an approval to extend
- Major Centre Zoning
- Two street frontages to Ormuz Avenue, Lamkin Lane and the Village Walkway
- Partially leased income of \$42,000pa with the ability to improve income or occupy the balance of the site
- Existing Development Approval in place to increase NLA to 369m<sup>2</sup>\*
- Future development potential to a height of 25 metres\*
- Walk to Caloundra's main street - Bulcock Street, Cafes, Restaurants, Shops and beach

For Sale - at an asking price of \$1,595,000

For further information or to arrange an inspection please contact the ...



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Colliers - Sunshine Coast

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