



**Sold By Robbie Delmege // 0402 99
22 77**

Sold
Contact Agent
Sold: Wed 14-Apr-21

Retail • Offices

1773A Pittwater Road, Mona Vale, NSW 2103

Floor Area:

289 m²



DELMEGE

www.realcommercial.com.au/503691274

Property Description

- **Freestanding Building**
- **Brilliant High Street Location**
- **Only The Second Time Offered For Sale**

Delmege, as Exclusive Agent, is pleased to bring to market 1773A Pittwater Road, Mona Vale.

Key investment features:

// Freestanding retail & commercial investment anchored by local institution "Portfolio"
// Irreplaceable site with street frontage to Pittwater Road and Bungan Street – the two busiest in Mona Vale
// Diverse income spread across multiple tenancies
// Guaranteed rental growth from fixed compounding rent increases
// Frontage to important traffic light controlled pedestrian crossing providing access to Park Street, Northern Beaches Council, Mona Vale Library and B-Line Rapid Bus Service
// Strata approved providing flexibility
// Favourable B4 Mixed-Use zoning permits Shop-Top Housing (STCA)
// Net Income: \$169,385.28pa*
*approx

Please contact Robbie Delmege on 0402 99 22 77.

All areas and financial information are approximate only. Interested parties are advised to conduct their own independent due diligence.

Additional Details

Building
Whole

Tenure Type
Tenanted
Investment

1773A Pittwater Road, Mona Vale, NSW 2103



Robbie Delmege

0402 99 22 77

Delmege Property Group - NSW
Suite 11 (Ground Floor), 20 Bungan
Street, Mona Vale NSW...