



DELMEGE

## Freehold Mixed-Use Investment

Retail

18 Barrenjoey Road, Mona Vale, NSW 2103

**Floor Area:**

295 m<sup>2</sup>

**Land Area:**

344.00 m<sup>2</sup> (approx)

**For Sale**

Call Robbie Delmege // 0402 99  
22 77

Sale by Negotiation



**DELMEGE**

[www.realcommercial.com.au/503743674](http://www.realcommercial.com.au/503743674)

## Property Description

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- **Freestanding Building**
- **Rare Main Road Position**
- **Clear Instructions To Sell**

Delmege, as Exclusive Agent, is pleased to bring to market 18 Barrenjoey Road, Mona Vale.

Key investment features:

// Freehold mixed-use investment  
// Irreplaceable main road position on eastern side of Barrenjoey Road  
// Long-standing business; "Tex Mex" restaurant  
// Tenant pays outgoings as per lease  
// Lock-up garage & storage + 3 single car spaces located in the basement car park  
// Passing net income: \$128,000 pa\* (GST excl.)  
// Projected fully leased net income: \$154,000 pa\* (GST excl.)  
\*approx

Please contact Robbie Delmege on 0402 99 22 77.

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

## Additional Details

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Tenure Type	Car Spaces
Tenanted	4
Investment	

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**Robbie Delmege**

0402 99 22 77

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