

Sold

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4, 2 Etheridge Street, Eumundi



## SHOP FOR SALE

First time offered is this unique opportunity to purchase in the centre of Eumundi in Queensland's beautiful sunshine coast hinterland region.

- Internal area of 32m2 with use of Common Courtyard with seating.
- Includes 3 easily accessible exclusive use car parks with keyed bollards.
- Low maintenance property with own exclusive use bathroom facility.
- Low body corporate fees and outgoings.
- A 3x3 Lease already in place with a 7% return on investment
- Across road from world famous Eumundi markets every Wednesday and Saturday.
- Entrance to complex is opposite local drive in bottle shop.
- Highly visible Complex with 2 street frontage, 1 is main street of Eumundi (memorial drive).
- Excellent dynamic tenant mix in complex servicing local and tourist markets including
  - Doctors clinic
  - Chemist
  - Hairdresser
  - Bakery
  - Gourmet award winning chocolate factory
- low risk investment perfect for a small self managed superannuation fund.

All the hard work has been done .....Only a 20 minute drive from Noosa,

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Price	SOLD
Property Type	Residential
Property ID	3593

### AGENT DETAILS

Barry Quinn - 0421 275 070

### OFFICE DETAILS

Cooroy  
SHOP 2 14 Maple St Cooroy QLD  
4563 Australia  
0754477866



the picturesque township of Eumundi has recently been voted as one of the top 100 places in the world to visit.

Reluctant sale at unheard of price, will not last long - good luck finding equivalent property for sale for less than 200k.

Detailed property memorandum available as email.

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