



## Commercial Sale

## 31 - 35 Lloyd Avenue, Chain Valley Bay

**\$1,360,000 + GST (if applicable)**

**Parking 6**

**Outgoings \$13,766 p/a**

**Build Area 335 m2**

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## Prime Retail Investment – 3 Tenanted Shops + value add opportunity

This fully tenanted retail premises spanning approximately 335sqm GLA offers exceptional value and immediate income – perfect for the astute investor or someone looking for a sea change with steady returns.

Three (3) Individual Tenancies – All currently leased - under one title

Shop 1: Liquor Store (148sqm• NLA inc storage)- current income \$34,954.46 pa net + GST

Shop 2: Pizza Takeaway with commercial kitchen (68.6sqm• NLA) - current income \$19,760 pa net + GST (rising to \$24,180 pa net + GST from March 2026 then \$26,000 pa net + GST from March 2027)

Shop 3: NDIS Service Provider (59.9sqm• NLA) - current income \$15,450 pa net + GST

Combined net return of approximately

Site area 717sqm•

Only meters to waters edge of Lake Macquarie

Current Rental Return: Approx. \$70,164.46 per annum + GST, most outgoings are recoverable

**CHAPMAN  
& FRAZER**  
COMMERCIAL REAL ESTATE

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