



## COMMANDING FREEHOLD CORNER BUILDING

Retail • Offices • Land/Development

33 Bay Street, Tweed Heads, NSW 2485

**Floor Area:** 990 m<sup>2</sup>

**Land Area:** 670.00 m<sup>2</sup> (approx)

**For Sale**

**UNDER CONTRACT - CONTACT  
TOWERS FRANCIS PROPERTY**  
Sale by Negotiation  
Under Contract

### Property Description

Often sought and rarely found prime corner building in CBD locations, Towers Francis Property are excited to offer 33 Bay Street, Tweed Heads to the public market for sale by Expressions Of Interest (EOI).

This classic repositioning opportunity is ripe for the astute purchaser to acquire and prosper from this multi faceted freehold investment with significant holding income.

#### KEY FEATURES:

- Two existing tenants on net leases producing net income of \$95,966 per annum.
- Circa 50% residual vacancy provides the opportunity for significant rental growth upside.
- Huge development potential denoted in City Centre Master plan.

#### SITE DETAILS:

- 990sqm NLA two level freehold building.
- 670sqm site.
- Zoning B3 Commercial Core (High density). ...



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**Towers Francis Property - TWEED HEADS SOUTH**  
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