



## 21 Ocean Drive NORTH COOGEE, WA

### PRIME OCEANFRONT INVESTMENT!

An incredible opportunity to secure a prime seaside investment along South Beach at the cusp of South Fremantle.

With a total floor area of 320sqm\*, this ground floor property showcases a well established café offering internal and alfresco dining strategically positioned facing the ocean with direct beach access (with no road in front, which is very rare in WA) and only 60m from the ocean's edge. The property is easily accessible from South Terrace with a parking lot right next to the building complex.

#### Lease Details:

Current Tenant: QC & BT LTD

Lease Commencement: 16 January 2017

Lease Expiry: 31 January 2027

Annual Rent: \$90,000 per annum (net)

Outgoings: \$35,000 per annum; Payable by the Tenant (as permitted by the Retail Tenancies

### CONTACT AGENTS

**Type** : Retail  
**Sold Date** : Thursday, 8th December 2022  
**Building Size** : 320 m2

**Council Rates** : \$0.00/year (approx)

**Water Rates** : \$0.00/year (approx)

**Electricity** : \$0.00/year (approx)



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