

Table of Contents

- | Welcome
- | About the property
- | Locally owned, with national reach
- | About the Margaret River Region

Welcome

Thank you for your interest in 3/23 Fearn Avenue, Margaret River.

At First National Real Estate Margaret River, we strive to make the process of buying and selling property as simple and as straight-forward as possible.

I'm here to answer any questions you may have, so don't hesitate to get in contact.

I look forward to being of assistance in your search for your new property.

Yours sincerely,

First National Real Estate Margaret River

Vicki Genge

m. 0409 587 443

About the property



3/23 Fearn Avenue, Margaret River

LEASED FREEHOLD INVESTMENT



\$399,000

This ground floor commercial tenancy, situated in a complex of 8 with a combination of commercial and residential units has a great tenant in place.

Offering great exposure in a busy commercial hub with a floor area of approximately 102m², plenty of customer parking in the public carpark at the front, this site is located between the main street and Fearn Avenue and adjacent to Coles.

The fit out includes shop front and counter, commercial kitchen, cool room, air-conditioning, and its own disabled access toilet.

To be sold as a going concern. Currently leased till 2027 with a five-year option and operating as take-away foods.



Title Documents

Certificate of Title

Strata Plan

Document - 1883937

Document - J055457

Locally owned, with national reach

Margaret River Real Estate First National

Our company

Margaret River Real Estate First National is the first choice for the most advanced real estate services. We facilitate the sale, rental and management of land, residential, lifestyle, rural, industrial and commercial property in the heart of the south west Capes of Western Australia.

If you've been waiting for the ideal time to buy, sell or lease property...it's now. Let us show you why!

...and whether you choose Margaret River Real Estate First National to **buy, sell, rent or manage** your property, you can be sure we'll offer you carefully tailored solutions, the highest level of professionalism, expert local knowledge and the most experienced, highly regarded real estate agents and property managers in Margaret River.

Our aim is to get you better results, faster.

Your agent



Vicki Genge

m. 0409 587 443

e.

vicki@margaretriverrealestate.com.au

www.margaretriverrealestate.com.au

we put you first.

Margaret River WA 6285

Suburb Snapshots

Houses



Median House Price
\$860,000

12 months from 18-Apr-2024



Median Days on Market (House Sales)
49

12 months from 18-Apr-2024



Number of Houses Sold
143

12 months from 18-Apr-2024



Houses for Sale
42



Interested Buyers (House)
2701



Houses for Rent
12

Units



Median House Price

\$860,000

12 months from 18-Apr-2024



Median Days on Market (House Sales)

49

12 months from 18-Apr-2024



Number of Houses Sold

143

12 months from 18-Apr-2024



Houses for Sale

42



Interested Buyers (House)

2701



Houses for Rent

12

About the Margaret River Region

Explore our region



Margaret River is one of Western Australia's best tourist draw cards as it is world renowned for its winemaking, spectacular surf breaks and coastal scenery. Towering forests and picturesque vineyards provide scenic delight above ground whilst magnificent limestone caves form unique beauty underground. Located just 300 kilometres south of Perth, Margaret River is a holiday destination that is accessible to all and each year, some 1,500,000 overnight visitors embrace the diversity of this surfing, scenic wine growing region. The Augusta Margaret River region is enriched with wide range of cultures, characters and activities and supports a local population of approximately 15,000, making it one of the fastest growing shires in Australia.

Cowaramup

Gnarabup

Gracetown

**Hamelin
Bay**

Karridale

**Margaret
River**

Prevelly

**Rosa
Brook**

Witchcliffe