



## Currumbin, 3/792-794 Pacific Parade

### Beachfront Retail Investment - Iconic Currumbin Location

Tara Imlach and Beau Cater from LJ Hooker Commercial Southern Gold Coast are delighted to present this rare beachfront retail opportunity, located within the iconic Nioka Building in Currumbin.

This prime strata-titled unit offers a modern, high-quality fit-out, full glass frontage for maximum exposure, and breathtaking ocean views - delivering the perfect blend of style, functionality, and income security.

Currently fully leased to a quality long-term tenant, the property offers a strong, dependable income stream for the astute investor.

Property Features Include:

- Air-conditioning
- Hidden kitchenette



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

#### For Sale

Expression of Interest Closing 10th of June at 4pm

#### Building Area

57sqm

#### Contact

**Tara Imlach**

0452 418 343

tara@ljhookersgc.com.au

**Beau Cater**

0415 131 494

beau@ljhookersgc.com.au

**Southern Gold Coast**  
(07) 5576 5500

- Shared bathroom amenities
- Secure basement parking
- Full glass frontage for maximum exposure
- Stunning ocean views
- Modern fit-out with premium finishes throughout
- Fully leased to a long-term tenant
- Additional rear space on title, providing future flexibility (subject to a Condition Precedent)
- Annual Income: \$81,521.50

Key Highlights:

- Prime Currumbin beachfront position
- High pedestrian and vehicle exposure
- Secure tenant with a long-term lease in place
- Secure car parking included
- Rare opportunity for capital growth and flexibility

Opportunities like this are extremely rare!

Contact Exclusive Agents Tara Imlach 0452 418 343 or Beau Cater 0415 131 494 today to arrange your inspection or request a full Information Memorandum.

\*Approximate areas and income figures provided.

Disclaimer:

All information (including but not limited to the property area, floor size, price, address and general property description) is provided as a convenience to you, and has been provided to LJ Hooker by third parties. LJ Hooker is unable to definitively confirm whether the information listed is correct or 100% accurate. LJ Hooker does not accept any liability (direct or indirect) for any injury, loss, claim, damage or any incidental or consequential damages, including but not limited to lost profits or savings, arising out of or in any way connected with the use of any information, or any error, omission or defect in the information, contained on the Website. Information contained on the Website should not be relied upon and you should make your own enquiries and seek legal advice in respect of any property on the Website. Prices displayed on the Website are current at the time of issue, but may change.



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## More About this Property

Property ID	1RNHXB
Property Type	Retail
Building Area	57 m2

### Tara Imlach 0452 418 343

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### Beau Cater 0415 131 494

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