

64 Capella St, Clermont, Qld 4721



Other For Sale

Wednesday, 1 May 2024

64 Capella St, Clermont, Qld 4721

Bedrooms: 1

Bathrooms: 1

Type: Other



Carolyn Franzmann

\$310,000 negotiable

Rarely do you see 2 for 1 offer to describe a real estate listing, yet here we are!! Bennett Place is up for sale, and that means a double bonus for the savvy property investor. Currently tenanted by two separate businesses, one with full main street frontage, while the other has side street frontage, the property is achieving a very healthy 7.5% rental return. Both shop spaces have always been tenanted. Historically, the building (due to its easy layout and well designed, extensive floor space) has accommodated among other things a travel agent, a hairdressing salon, a computer workshop, a giftware shop, even a gun shop. They are now home to a lady's fashion and wellness business, and a massage and alternative remedy business. It truly is the most resilient building. Situated alongside the newsagency, across from the pub and the post office, attracting foot traffic is this building's superpower. There is vehicular access out back for deliveries, and a small garden area linking the two separate businesses. 64 Capella St is the main building with the main street frontage, full glass windows with beautiful lead light windows along the top. This section of the building includes two large light-filled rooms, both airconditioned. There is carpet in the first room, and hardwearing quality vinyl in the second room. Behind the main room, is a kitchenette/office space alongside sizeable storage room. Out the back door, there is further storage space and toilet facilities. Another airconditioned office space is also available in this part of the building. 42 Daintree St is the street address for the second business on this parcel of land. This space includes a large open space with gorgeous polished timber floorboards, a good sized kitchenette, toilet and shower. Both shop fronts present beautifully, have adaptable floor plans and the superior location all add up to make this an intelligent investment.