

Under Contract



75 Beach Rd, Christies Beach

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## Beach Road Commercial Gem

Positioned along one of Christies Beach's most vibrant high-street corridors, this tightly held property offers an exceptional opportunity for both investors and future owner-occupiers. Located less than 500 metres from the stunning foreshore, the site enjoys strong exposure to approximately 18,300 vehicles daily and benefits from excellent public transport connectivity. Set on a generous **622 sqm allotment** with **13.82m frontage**, the property is improved with a solidly built **circa-1978 commercial building** comprising **approximately 270 sqm of office/consulting space**. The layout is practical and adaptable, supported by up to **7 on-site car parks**, established landscaping, and prominent signage. Currently leased to **Early Start Australia Pty Ltd** until **March 2026**, the asset provides secure income while offering flexibility for future occupation or redevelopment under the **Suburban Main Street (SMS) zoning**, which encourages a mix of retail, office, and community uses. **Key Features:**

- **Prime location** on Beach Road, less than 500m from the foreshore
- **High exposure** with approx. 18,300 vehicles passing daily
- **622 sqm site** with 13.82m frontage and near-level allotment
- **Solid brick construction**, metal deck roof, and concrete flooring

622 m2

<b>Price</b>	\$1.55M - \$1.65M
<b>Property Type</b>	Commercial
<b>Property ID</b>	2611
<b>Land Area</b>	622 m2
<b>Office Area</b>	270 m2

### Agent Details

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### Office Details

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- 270sqm\* lettable area suitable for office or consulting use
- **Parking for up to 7 vehicles**
- **Leased** to Early Start Australia Pty Ltd until March 2026 @ \$115,000p.a.  
+ O/G + GST
- **Zoning:** Suburban Main Street – supports diverse commercial uses

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*