







Beach Road Commercial Gem

622m2

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

Price	SOLD
Property Type	Commercial
Property ID	2611
Land Area	622 m2
Office Area	270 m2

Agent 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

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